



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) 2494747 ONTARIO Ltd.
Address 98 RUTHERFORD ROAD S. BRAMPTON, ON. L6W 3J5

Phone # _____ Fax # _____
Email _____

2. Name of Agent _____
Address _____

Phone # _____ Fax # _____
Email _____

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

Minor variance for permitted use for vehicle sale and lease establishment. As current zoning M2 allows 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 not sale and lease for motor vehicle sale and lease establishment.

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

Currently, Motor Vehicle Sale and Lease establishment is not listed in M2 (industrial) use.

5. Legal Description of the subject land:

Lot Number 4

Plan Number/Concession Number CONC 2 EAST OF HURONTARIO STREET

Municipal Address 98 RUTHERFORD ROAD S, BRAMPTON, ON. L6W 3J5, UNIT 1C

6. Dimension of subject land (in metric units)

Frontage 272.70 m

Depth 220.80 m

Area 62,667.396 m²

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 ☐

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.)

Existing Building Area: 25,178.278 m² ; Unit area under this application: 557.41 m²
(Existing to remain)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

no change to existing building. Minor variance for permitted use for vehicle sales and lease establishment.

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	12.47 m
Rear yard setback	31.13 m
Side yard setback	30.40 m
Side yard setback	55.97 m

PROPOSED

Front yard setback	Existing to remain
Rear yard setback	Existing to remain
Side yard setback	Existing to remain
Side yard setback	Existing to remain

10. Date of Acquisition of subject land: 5 years approx
11. Existing uses of subject property: M2
12. Proposed uses of subject property: Unit 1C, Motor Vehicle Sale & Lease Establishment.
13. Existing uses of abutting properties: M2
14. Date of construction of all buildings & structures on subject land: 30 Years approx
15. Length of time the existing uses of the subject property have been continued: 5 Years approx
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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

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.

I, JAGBIR S BATH, 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 20 DAY OF

March 2025

Warden 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:

M2

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

John C. Cabral

Zoning Officer

2025-02-28

Date

DATE RECEIVED

March 20, 2025

Date Application Deemed
Complete by the Municipality

Merceryn

Revised 2022/02/17

APPOINTMENT AND AUTHORIZATION OF AGENT

N/A

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: _____

I/We, _____
please print/type the full name of the owner(s)

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

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 _____ day of _____, 20____.

(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: 98 Rutherford Road S, Unit 1 C, Brampton, ON. L6W 3J5

I/We, 2494747 ONTARIO Ltd.

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.

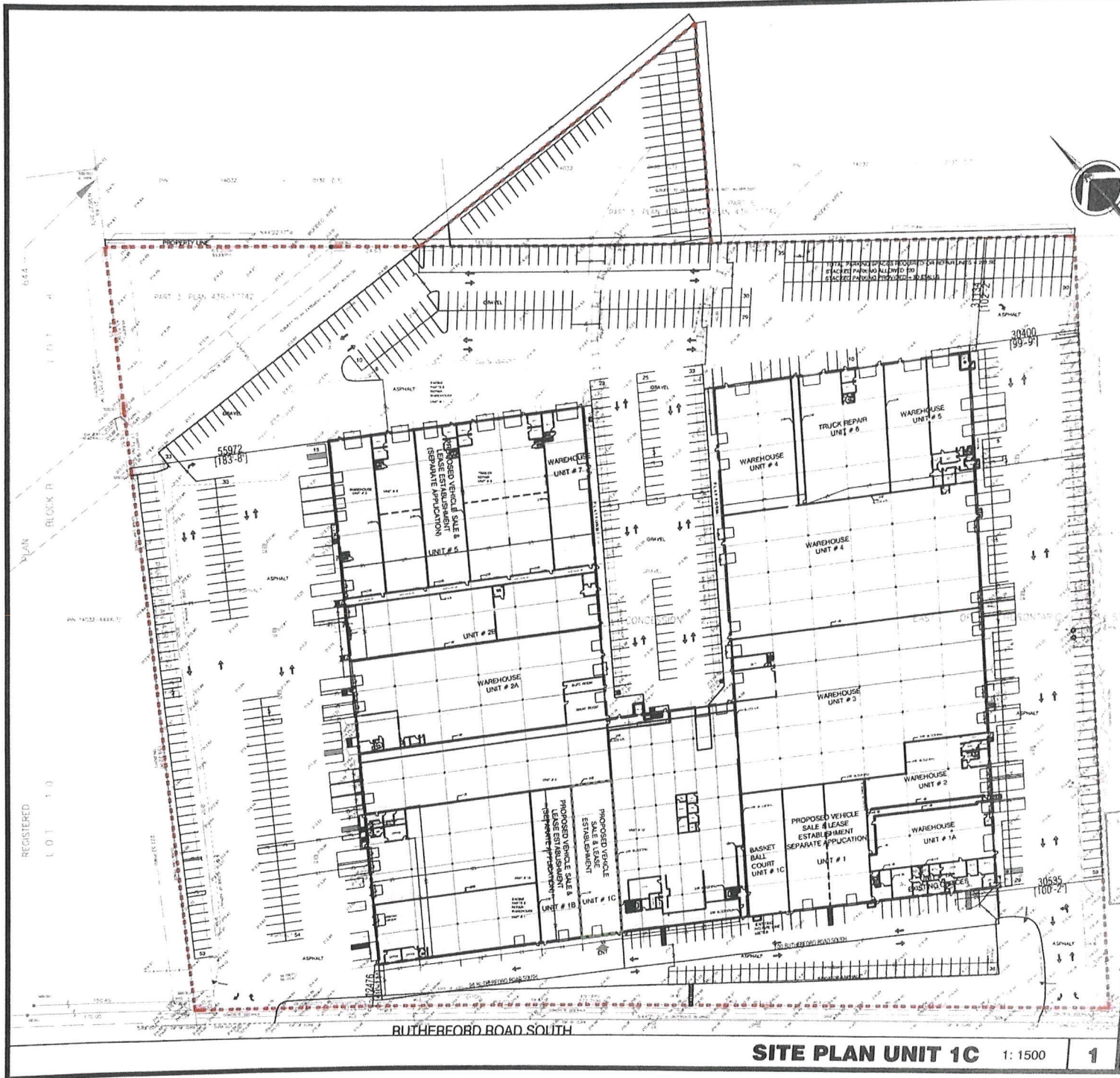
Dated this _____ day of _____, 20____.

(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



SITE PLAN UNIT 1C 1:1500



KEY PLAN N.T.S. **2**

SITE STATISTICS (EXISTING TO REMAIN)

ZONING: M2
 LOT AREA: 62,667.396m² (674,546.237 sq ft) 15.48 Acres
 BUILDING AREA: 25,178.278 m² UNIT AREA UNDER THIS APPLICATION: 557.41 m²

SETBACKS	REQUIRED	EXISTING TO REMAIN
FRONT	9 m	12.47 m
RIGHT SIDE	4 m	30.40 m
LEFT SIDE	4 m	55.97 m
REAR	7 m	31.13 m

TOTAL PARKING AT SITE: 701

PROPOSED SCOPE OF WORK

- UNIT # 1C (Covered Area: 557.41 m²)
- Minor variance for permitted use for vehicle sales and lease establishment

NO. ALL PREVIOUS COPIES TO BE MARKED VOID DATE BY

PROJECT TITLE:
APPLICATION FOR PERMITTED USE
UNIT 1C
98 RUTHERFORD ROAD SOUTH,
BRAMPTON, ONTARIO

SP1



KEY PLAN N.T.S. **2**

SITE STATISTICS (EXISTING TO REMAIN)	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

ZONING: M2

LOT AREA 62,667.396m² (674,546.237 sq ft) 15.48 Acres

UNIT AREA UNDER THIS APPLICATION: 557.41 m²

SETBACKS	REQUIRED	EXISTING TO REMAIN
FRONT	9 m	12.47 m
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PROPOSED SCOPE OF WORK

- UNIT # 1C (Covered Area: 557.41 m²)
- Minor variance for permitted use for vehicle sales and lease establishment.

NO.	ALL PREVIOUS COPIES TO BE MARKED VOID
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DATE	BY
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PROJECT TITLE:
APPLICATION FOR PERMITTED USE
UNIT 1C
98 RUTHERFORD ROAD SOUTH,
BRAMPTON, ONTARIO

SP1

SITE PLAN UNIT 1C 1: 1500

Date: 21-01-2025

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

Subject:

Minor Variance for Permitted Use for Vehicle Sale and Lease Establishment

Address: Unit 1C, 98 Rutherford Road S, Brampton, ON. L6W 3J5

We, **2494747 Ontario Ltd.**, are the owner of the subject property. We have recently obtained a motor vehicle sales and lease business license for this unit, which is going to expire shortly. Upon applying for the renewal, We were informed by city staff that the proposed use is not permissible under current zoning regulations. Consequently, We are submitting a request for a minor variance to allow for the operation of a motor vehicle sale and lease establishment. This adjustment will enable us to continue business operations and secure the necessary business licensing for the current year.

Thank you for your consideration.

2494747 Ontario Ltd.
98 Rutherford Road S
Brampton, ON. L6W 3J5

Zoning Non-compliance Checklist

File No.
A-2025-034

Applicant: 2494747 ONTARIO Ltd.
Address: 98 Rutherford Rd S, Unit 1C, Brampton, ON L6W 3J5
Zoning: M2
By-law 270-2004, as amended

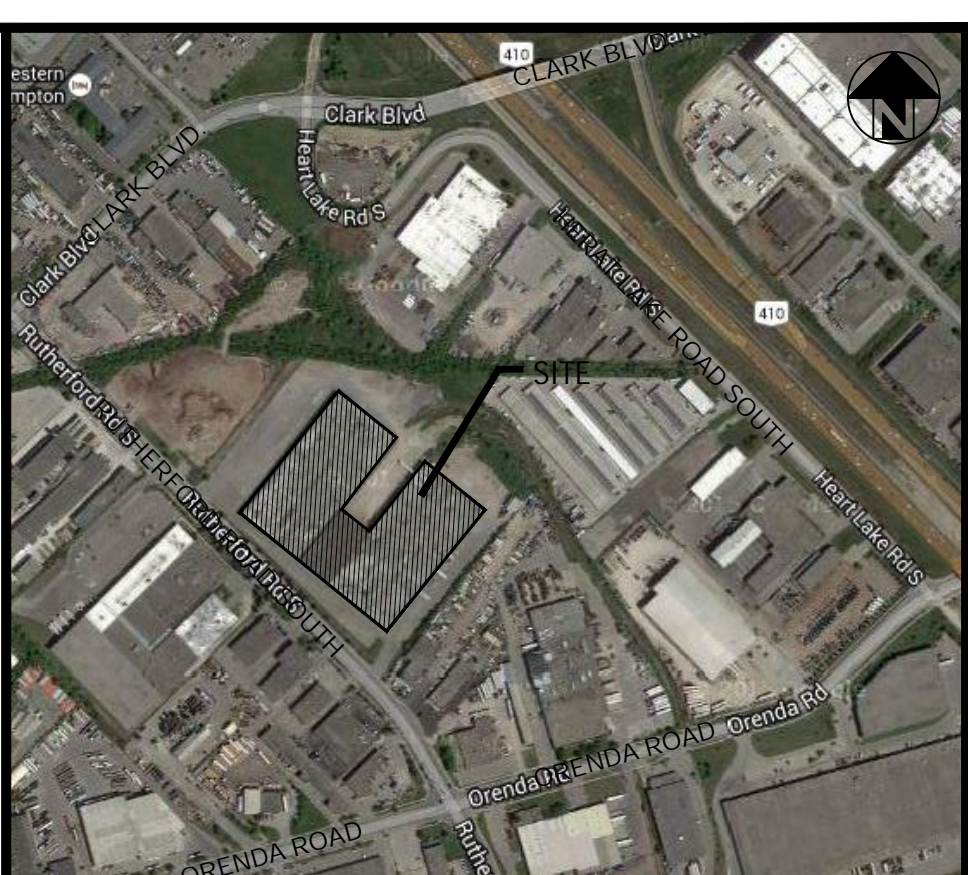
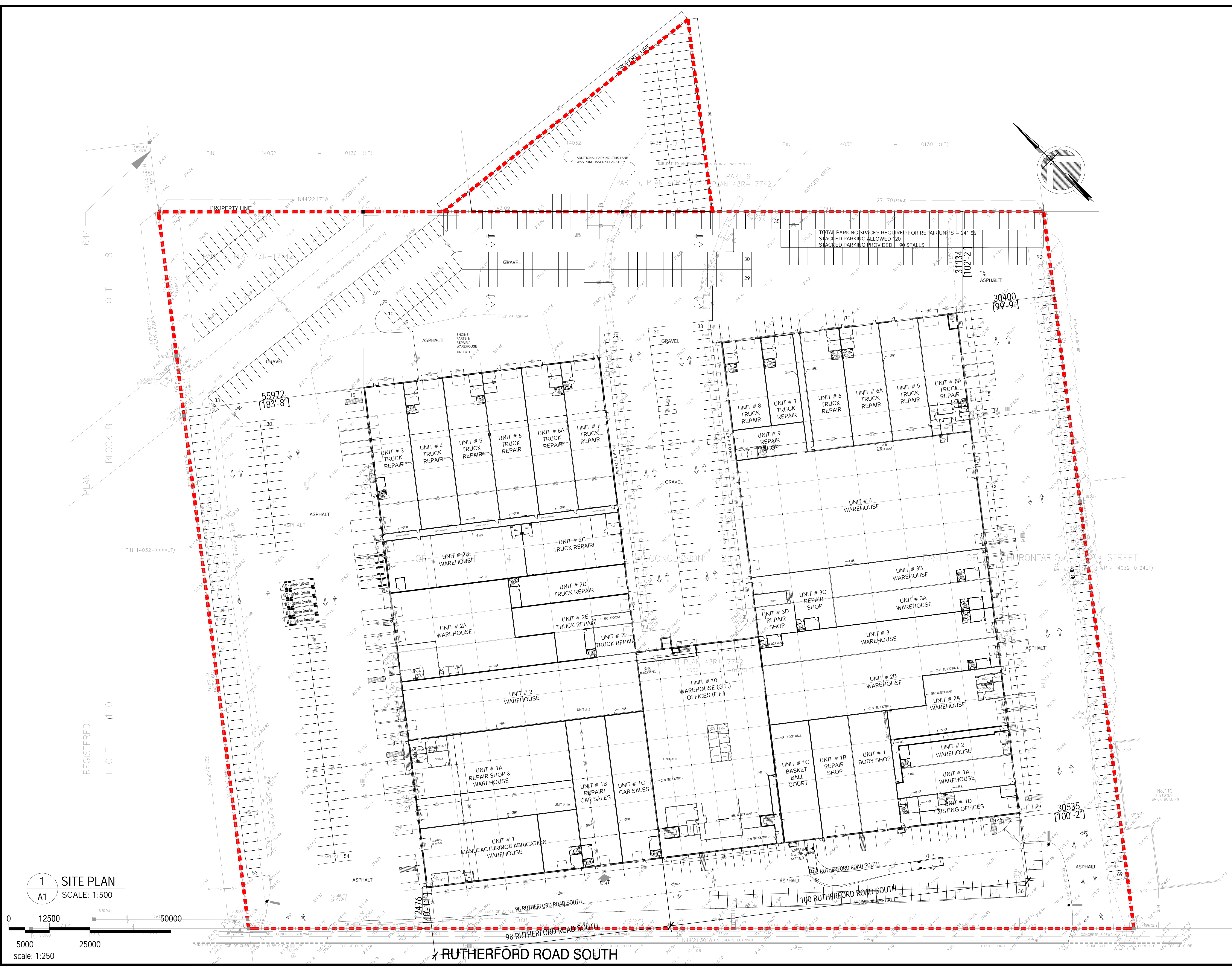
Category	Proposal	By-law Requirement	Section #
USE	To permit a motor vehicle sales and leasing establishment at 98 Rutherford Rd S in Unit 1C	Whereas the by-law does not permit a motor vehicle sales and leasing establishment.	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2025-02-28

Date



KEY PLAN

SITE STATISTICS	
TOTAL SITE AREA	14.88 AC 6.023 HA 60,217.22 M ²
BUILDING AREA	22742.65
EXISTING OFFICE	25186.00

98 RUTHERFORD ROAD	
UNIT #	AREA SF
1	9600.0
1A	14400.0
1B	6000.0
1C	6000.0
2	14400.0
2A	12000.0
2B	8400.0
2C	6000.0
2D	3600.0
2F	1200.0
3	6000.0
4	6000.0
5	6000.0
6A	6000.0
7	6000.0
TOTAL	122400.0

100 RUTHERFORD ROAD	
UNIT #	AREA SF
1	4800.0
1A	2600.0
1B	4800.0
1C	4800.0
1D	3600.0
2	3600.0
2A	6000.0
2B	12000.0
3	7200.0
3A	4800.0
3B	4800.0
3C	3600.0
3D	1200.0
4	28800.0
5	4800.0
5A	4800.0
6	4800.0
6A	4800.0
7	3600.0
8	3600.0
9	2400.0
TOTAL	122400.0

OFFICE BLOCK (2 FLOORS)	
10	26300
20	26300
TOTAL	52600

PARKING PROVIDED	
10	26300
20	26300
TOTAL	52600

NO.	ALL PREVIOUS COPIES TO BE MARKED VOID	DATE	BY
4	FOR MINOR VARIANCE	JUL/14/2025	MB
3	FOR MINOR VARIANCE	OCT/26/2016	MB
2	FOR MINOR VARIANCE	SEP/26/2016	MB
1	FOR MINOR VARIANCE	SEP/09/2016	MB

NOTE:
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THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS WHICH CONSTITUTE THE DOCUMENT.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

STATUS:

DRAWING TITLE:
SITE PLAN & WAREHOUSE KEY PLAN

PROJECT TITLE:
WAREHOUSE RENOVATION
98/100 RUTHERFORD ROAD SOUTH,
BRAMPTON, ONTARIO

MEHBOOB BANGASH ARCHITECTS
8140 HORNBY ROAD, HALTON
HILLS, ONTARIO CANADA L0P1E0
www.mbarch.ca
TEL: 416-444-3162
FAX: 866-571-1317
info@mbarch.ca

MEHBOOB BANGASH
LICENCE
6230

DRAWN BY	SNA	PROJECT NUMBER	ONCO-1618
CHK. BY	MBK	DRAWING NUMBER	A1
DATE	2016/09/09		
SCALE	AS NOTED		
REVISION NUMBER	00		