



DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an **amended** application for minor variance has been made by **2378682 ONTARIO CORPORATION** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 1, Concession 2 EHS, Part 1, Plan 43R-27481 municipally known as **12 HALE ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit motor vehicles sales in conjunction with a motor vehicle repair shop whereas the by-law does not permit motor vehicles sales;
2. To permit a motor vehicle washing establishment (car detailing) in conjunction with a motor vehicle repair shop whereas the by-law does not permit a motor vehicle washing establishment;
3. To permit 0 stacking spaces whereas the by-law requires a minimum of 10 stacking spaces;
4. To permit 0.0 metres landscaped open space strip whereas the by-law requires a minimum 3.0m (9.84 ft.) wide landscaped open space strip along any lot line abutting a street;
5. To permit a drive aisle width of 6.21m (20.37 ft.) whereas the by-law requires a minimum drive aisle width of 6.6m (21.65 ft.) leading to parking spaces;
6. To permit outside storage of motor vehicles in the front yard whereas the by-law permits outside storage only within a rear yard or interior side yard, screened from view by a solid fence from a street.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, March 9, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

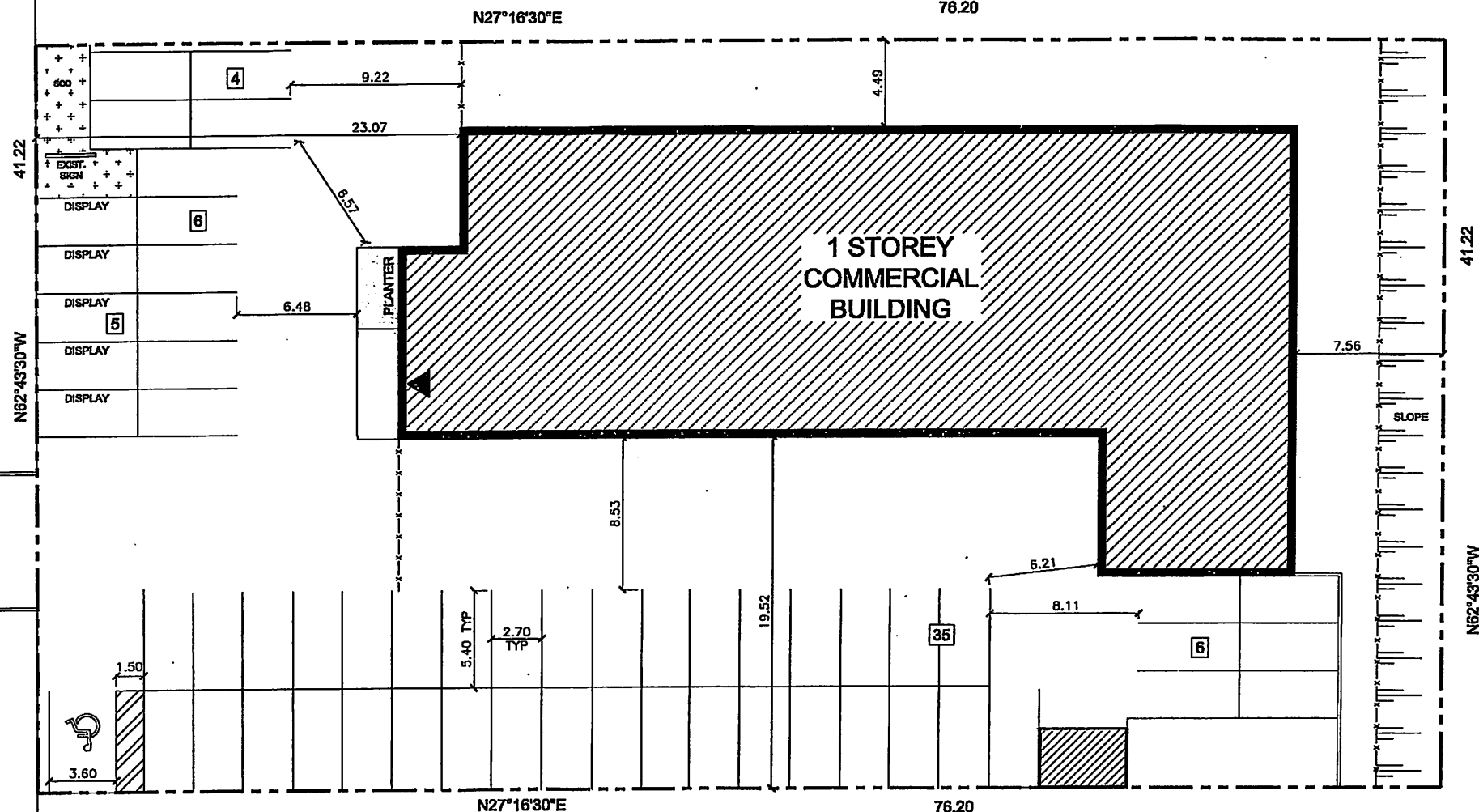
DATED at Brampton Ontario, this 25th day of February, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



HALE DRIVE
(By By-Law N' 212-75, Inst. N 193655VS)



General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only

Proposed Site Plan
12 Hale Road, Brampton, ON
A16-186

Harper Dell & Associates Inc.
Planning, Traffic and Land Development
Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Site Data		
Lot Area		3140.38 sqm
Existing Building	6531.8 sqm	6531.8 sqm
Parking		
Required Office Parking	@ 1 per 25 sqm	6 spaces
Required Retail Parking	@ 1 per 15 sqm	43 spaces
Total Required Parking		49 spaces
Parking Provided		51 spaces
Display Parking Provided		8 spaces
Total Provided Parking		59 spaces

Date: Jan 26, 2021
Scale: 1:250

SP

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 4, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, March 5, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, March 5, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

February 25th 2021

City of Brampton
Clerk's Department
2 Wellington
Brampton, ON

Amendment Letter
'A' 16-186

Re: Deferred Application Sine Die – Reactivation of Variance File for 12 Hale Rd.

Attn: Jeanie Meyers, Legislative Coordinator & Secretary Treasurer
Committee of Adjustment

History: Past to Present

Application A16-186 was deferred sine die so that the applicant could complete their Landscaping and approved Site Plan works under SP04-087.

This revised application seeks to encroach into the front yard landscape buffer in order to add more parking spaces for motor vehicle sales. It continues to seek the previous 2 variances on file, also.

Variances

Therefore, the following variances are being requested of the Committee:

1. To permit motor vehicles sales in conjunction with a motor vehicle repair shop whereas the by-law does not permit motor vehicles sales;
2. To permit a motor vehicle washing establishment (car detailing) in conjunction with a motor vehicle repair shop whereas the by-law does not permit a motor vehicle washing establishment;
3. To permit 0 stacking spaces whereas the by-law requires a minimum of 10 stacking spaces;
4. To permit 0.0 metres landscaped open space strip whereas the by-law requires a minimum 3.0m (9.84 ft.) wide landscaped open space strip along any lot line abutting a street;
5. To permit a drive aisle width of 6.21m (20.37 ft.) whereas the by-law requires a minimum drive aisle width of 6.6m (21.65 ft.) leading to parking spaces;
6. To permit outside storage of motor vehicles in the front yard whereas the by-law permits outside storage only within a rear yard or interior side yard, screened from view by a solid fence from a street.

Please let me know if any further information is required of my office;

Yours truly,

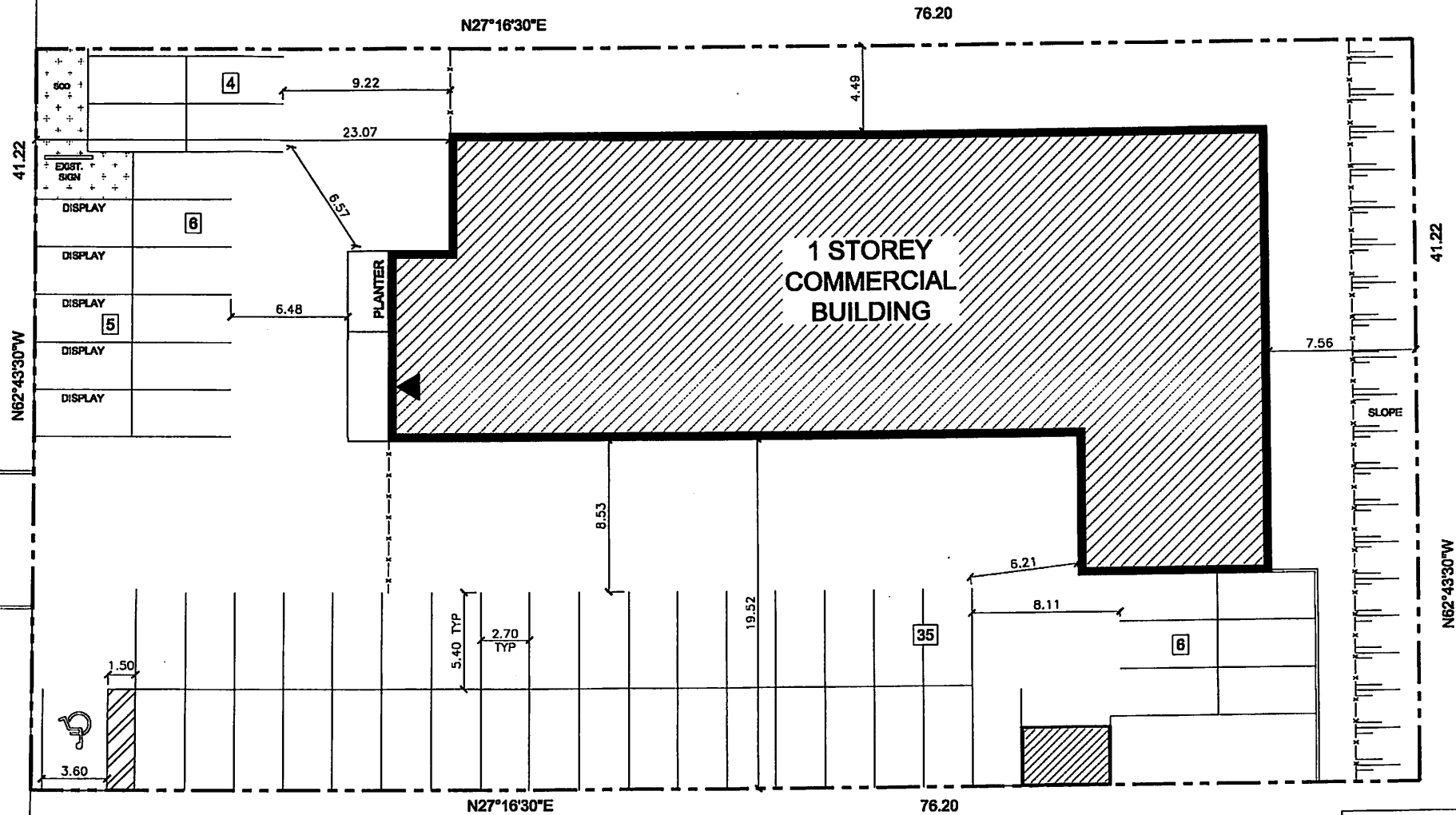
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Nicholas H. Dell BA.H.



HALE DRIVE

(By By-Law N' 212-75, Inst. N 193655VS)



General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only

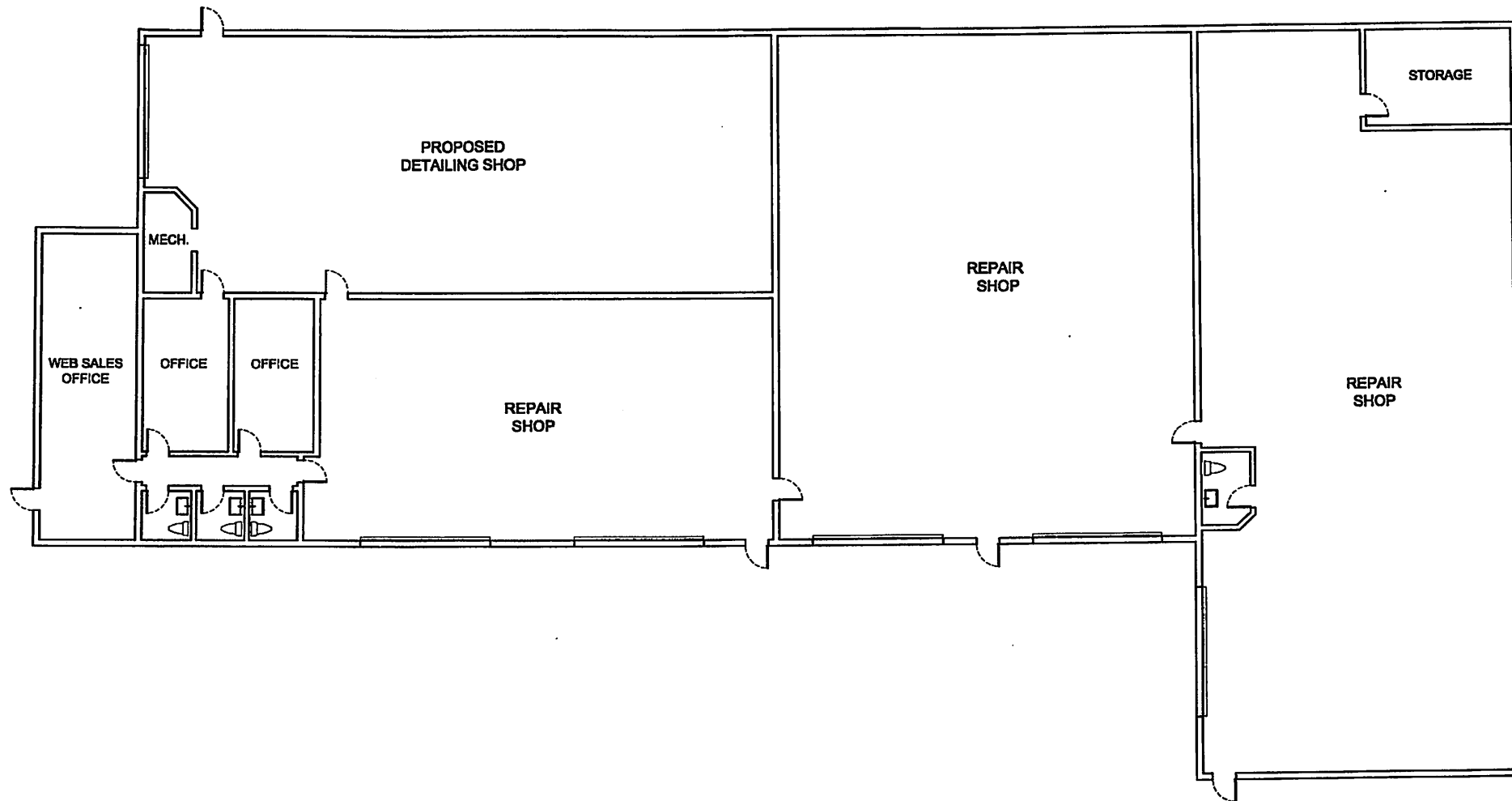
Proposed Site Plan
12 Hale Road, Brampton, ON
A16-186

Harper Dell & Associates Inc.
Planning, Traffic and Land Development
Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Site Data		
Lot Area		3140.38 sqm
Existing Building	9531.8 sqm	885.53 sqm
Parking		
Required Office Parking	@ 1 per 25 sqm	6 spaces
Required Retail Parking	@ 1 per 15 sqm	43 spaces
Total Required Parking		49 spaces
Parking Provided		51 spaces
Display Parking Provided		6 spaces
Total Provided Parking		57 spaces

Date: Jan 26, 2021
Scale: 1:250

SP



General Notes:
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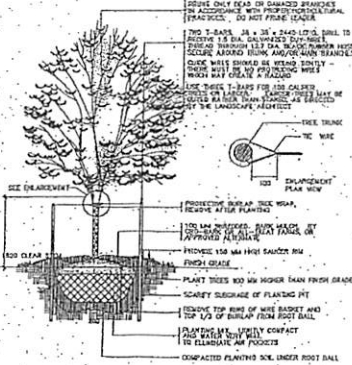
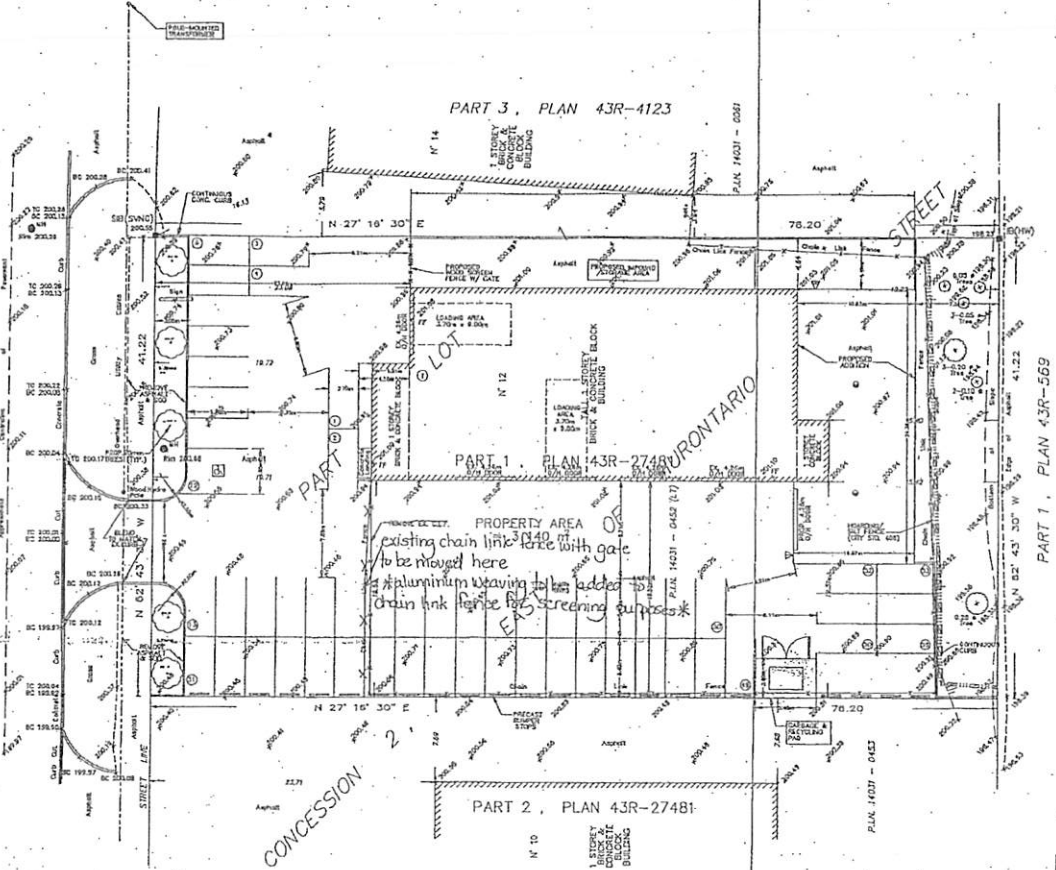
Existing Floor Plan
12 Hale Road, Brampton, ON

Harper Dell & Associates Inc.
Planning, Traffic and Land Development
Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Building Data		
Office Area	1153.4 sf	107.15 sm
Repair Area	6455.7 sf	599.75 sm
Proposed Detailing Area	1878.8 sf	174.55 sm
Storage Area	153.2 sf	17.48 sm
Bathrooms	174.9 sf	16.25 sm
Mechanical Area	74.5 sf	6.92 sm
Total Floor Area	9531.8 sf	885.53 sm
Date:	Jan 29, 2021	A1
Scale:	1:150	

SITE STATISTICS	
LOT AREA	150.00 FT
LOT WIDTH	15.00 FT
LOT DEPTH	10.00 FT
EXISTING BUILDING	150.00 FT
PROPOSED ADDITION	150.00 FT
NEW DRIVE PAVEMENT AREA	150.00 FT
NEW DRIVE PAVEMENT AREA	150.00 FT
PAVED AREA	150.00 FT
PARKING REQUIRED 1/1000 C/A	150.00 FT
PARKING PROVIDED	150.00 FT

HALE DRIVE
(By By-Low N° 212-75, Inst. N° 193655VS)
PART 2, PLAN 43R-408
PLAN 4037 - 0058

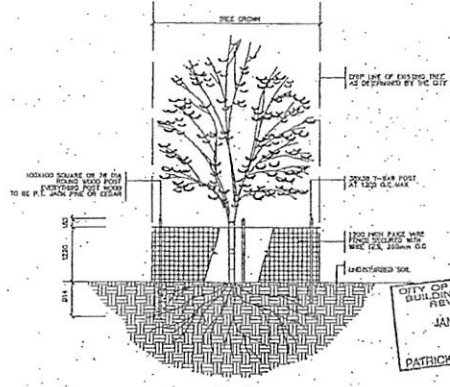


DECIDUOUS TREE PLANTING
AS PER CITY OF BRAMPTON
NOT TO SCALE

- NOTES:
1. STEEL T-BARS TO BE REMOVED AT END OF WARRANTY PERIOD, PRIOR TO FINAL INSPECTION.
 2. SEE SPECIFICATIONS FOR PLANTING AND REQUIREMENTS.
 3. FENCING SHALL BE REMOVED PRIOR TO INSPECTION BY CITY OF BRAMPTON REPRESENTATIVE.
 4. CATCHER TO BE REMOVED 304 ABOVE FENCE GRADE.
 5. THE USE OF JACKS OR TRIPOLDS FOR DECIDUOUS TREE PITS IS NOT PERMITTED.
 6. ALL MEASUREMENTS ARE IN METRES UNLESS STATED OTHERWISE.

PLANT LIST				
Botanical Name	Common Name	Quantity	Caliber	Condition
Plant X (Fruitless)	Fruitless Maple	6	75mm	W/O OR BBS

- NOTE:
1. EXISTING TREES SHALL BE PROPERLY PROTECTED WITHIN THE DUMP LINE WITH TEMPORARY FENCING AS PER THE APPROVED LANDSCAPE PLAN UNTIL PERMANENT FENCING IS IN PLACE.
 2. MAINTAIN EXISTING GRASS WITHIN DUMP LINE OF ALL TREES TO BE PRESERVED.
 3. THE AREA WITHIN THE FENCING SHALL BE MAINTAINED AND FREE OF DEBRIS.
 4. FENCING DEAD WOOD SHALL BE REMOVED IMMEDIATELY BY THE CITY. DO NOT PRUNE EXISTING TREES GREATER THAN 25mm DIAMETER SHALL BE TREATED WITH APPROVED DISEASES AT THE DISCRETION OF THE CITY.
 5. WATERING AND FERTILIZING PROGRAMME SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY.
 6. THE COST OF REPLACING DEAD AND SEVERELY DAMAGED TREES, AS DETERMINED BY THE CITY, SHALL BE BORNE BY THE DEVELOPER AND / OR COUNCIL CONTRIBUTION. THE SPECIES AND SIZE MUST BE APPROVED BY THE CITY.
 7. ALL MEASUREMENTS ARE IN METRES UNLESS STATED OTHERWISE.



TEMPORARY TREE PROTECTION FENCING
AS PER CITY OF BRAMPTON
NOT TO SCALE

KEY PLAN
N.T.S.

CITY OF BRAMPTON STANDARD SITE PLAN LANDSCAPE NOTES

1. The Developer must notify the Planning, Design and Development Department of the City of Brampton of the proposed landscaping plan.
2. The Developer must submit a site plan showing the proposed landscaping plan to the City of Brampton for review and approval.
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9. The Developer must submit a site plan showing the proposed landscaping plan to the City of Brampton for review and approval.
10. The Developer must submit a site plan showing the proposed landscaping plan to the City of Brampton for review and approval.

DECIDUOUS TREE PLANTING (NOTE)

1. Tree T-shape to be removed at end of warranty period, prior to final inspection.
2. See specifications for planting and requirements.
3. Fencing shall be removed prior to inspection by City of Brampton representative.
4. Catcher to be removed 304 above fence grade.
5. The use of jacks or tripods for deciduous tree pits is not permitted.
6. All measurements are in metres unless stated otherwise.

TEMPORARY TREE PROTECTION FENCING

1. Existing Trees shall be properly protected within the City limits with temporary fencing to the proposed Land Use Plan and temporary fencing.
2. Maintain existing grass within dump line of all trees to be preserved.
3. The area within the fencing shall be maintained and free of debris.
4. Fencing dead wood shall be removed immediately by the City. Do not prune existing trees greater than 25mm diameter shall be treated with approved diseases at the discretion of the City.
5. Watering and fertilizing programme shall be maintained to the satisfaction of the City.
6. The cost of replacing dead and severely damaged trees, as determined by the City, shall be borne by the Developer and / or Council contribution. The species and size must be approved by the City.
7. All measurements are in metres unless stated otherwise.

LEGEND

- HYDRANT
- WALK & BIK
- SAFETY HAZARD
- STORM MANHOLE
- CATCH BASIN
- MANHOLE
- ROOF DRAIN

CITY OF BRAMPTON LANDSCAPE PLAN APPROVED
On this 1st day of October 2011

CITY OF BRAMPTON BUILDING DIVISION RECEIVED
JAN 13 2011

OWNER:
SUNRISE AUTO COLLISION

PROJECT:
12 HALE ROAD
CITY OF BRAMPTON

DRAWING TITLE:
LANDSCAPING PLAN SP04-087.001

SCALE:
1:150

PROJECT NO:
001A

DRAWN BY:
AK

DESIGNED BY:
AK

CHECKED BY:
AK

DATE:
2011-01-13

DRAWING NO:
SLP-001/10

1 OF 1

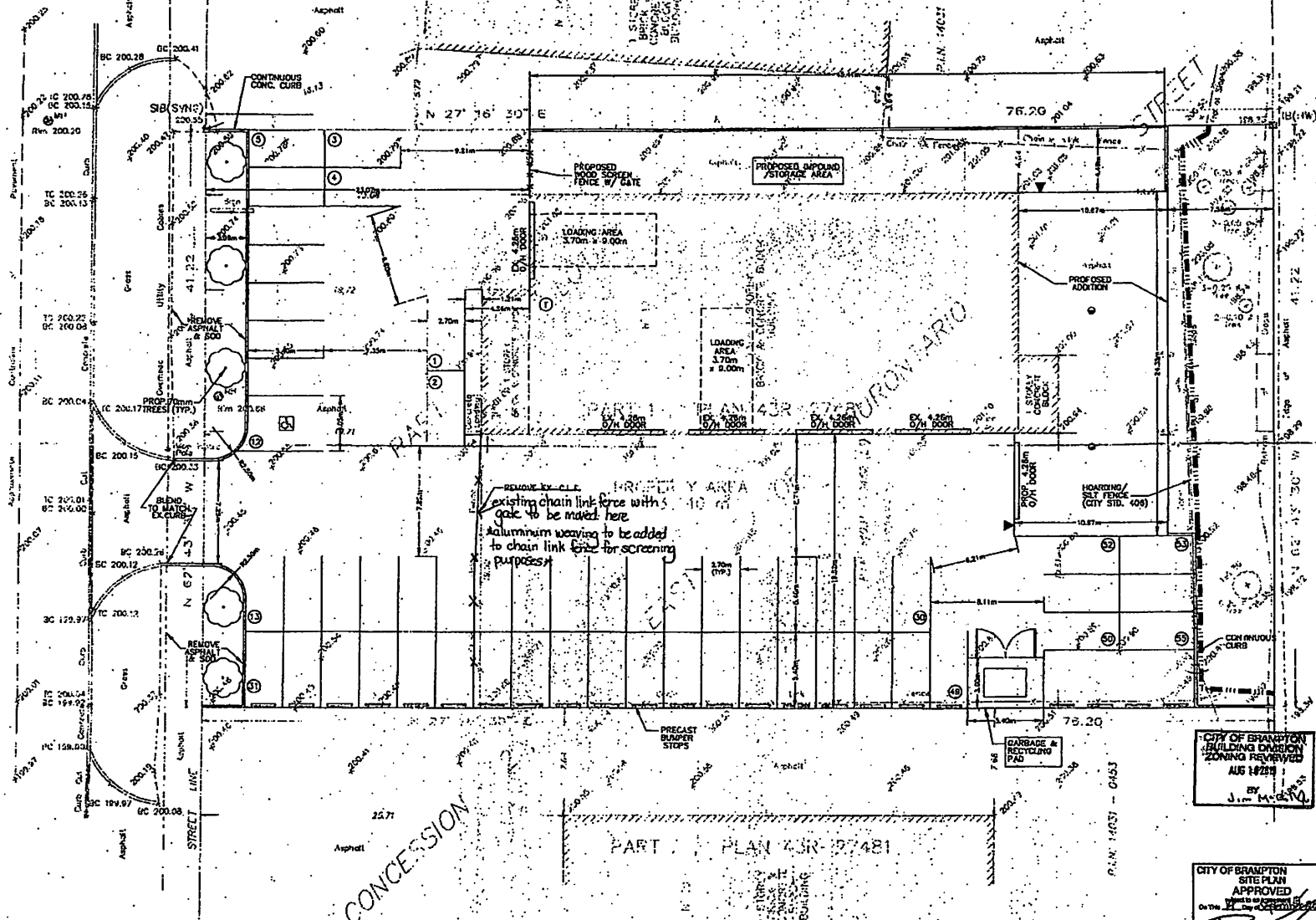
ITEM	QUANTITY	UNIT	PRICE
1. SITE WORK	1.00	DAY	150.00
2. EXISTING BUILDING	1.00	SQ. FT.	10.00
3. EXISTING DRIVEWAY	1.00	LINEAL FT.	10.00
4. EXISTING DRIVEWAY AREA	1.00	SQ. FT.	10.00
5. EXISTING DRIVEWAY	1.00	LINEAL FT.	10.00
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18. EXISTING DRIVEWAY AREA	1.00	SQ. FT.	10.00
19. EXISTING DRIVEWAY	1.00	LINEAL FT.	10.00
20. EXISTING DRIVEWAY AREA	1.00	SQ. FT.	10.00

HALE DRIVE

(by By-Law N 212-75, INST. N 19555VS)

PART 2, PLAN 43R-408

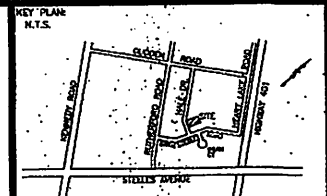
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CITY OF BRAMPTON
BUILDING & DESIGN
ZONING REVIEWED
AUG 14/2014
BY
J. M. [Signature]

CITY OF BRAMPTON
SITE PLAN
APPROVED
ON THE 14th day of August 2014
[Signature]

CITY OF BRAMPTON
Engineering Services
[Signature]
AUG 24 2014



CITY OF BRAMPTON NOTES:
1. ALL THE INFORMATION ON THIS PLAN SHALL BE SUBJECT TO THE CITY OF BRAMPTON AND THE CHANGING PHYSICAL, ECONOMIC AND DEMOGRAPHIC CONDITIONS.
2. ALL THE INFORMATION ON THIS PLAN SHALL BE SUBJECT TO THE CITY OF BRAMPTON AND THE CHANGING PHYSICAL, ECONOMIC AND DEMOGRAPHIC CONDITIONS.

- LEGEND:
- HYDRAULIC & BOX
 - SEWER MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - MANHOLE
 - BOY DRAIN

REVISIONS:

NO.	DESCRIPTION	DATE
1	FORWARDED FOR SITE PLAN APPLICATION	7-OCT-09
2	FORWARDED FOR SITE PLAN APPLICATION	7-OCT-09
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100	FORWARDED FOR SITE PLAN APPLICATION	7-OCT-09

7	SITE PLAN COMMENTS	21-JUN-10
8	SITE PLAN COMMENTS	25-JUN-10
9	SITE PLAN COMMENTS	25-JUN-10
10	SITE PLAN COMMENTS	17-JUN-10
11	SITE PLAN COMMENTS	16-JUN-10
12	SITE PLAN COMMENTS	22-JUN-10
13	FORWARDED FOR SITE PLAN APPLICATION	7-OCT-09

ENGINEER: JOHN TOWLE ASSOCIATES LIMITED
CONSULTING ENGINEERS
12 HALE ROAD
BRAMPTON, ON L6Y 3H4
TEL: (905) 453-8899
FAX: (905) 453-3229

OWNER: SUNRISE AUTO
12 HALE ROAD
BRAMPTON, ON L6Y 3H4
TEL: (905) 453-8899
FAX: (905) 453-3229

PROJECT: PROPOSED 1 STOREY ADDITION
12 HALE ROAD
CITY OF BRAMPTON
SP 04-087.001

ENGINEER'S STAMP:	SCALE: 1:150	PROJECT NO.: 09230
DRAWN BY: JT	DESIGNED BY: JT	DRAWING NO.: A-1
CHECKED BY: JT	DATE: 21-JUN-08	



DESIGN
PLAN
SERVICES

TOWN
PLANNING
CONSULTANTS

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

A16-186

September 22nd 2016

DPS File: 1662

RE: MINOR VARIANCE APPLICATION
12 HALE ROAD, BRAMPTON
SUNRISE AUTOMOTIVE (2378682 ONTARIO INC.)

On behalf of our client, Sunrise Automotive, we would like to apply for a use variance on the subject property, 12 Hale Road, Brampton. Our proposal is to allow vehicle sales on the subject property, whereas the applicable zoning by-law does not allow for this use. There are no physical changes proposed as part of this application, as the proposed vehicle sales use will be situated in existing offices that are currently used for vehicle sales.

The property owner would like to open another vehicle sales business on the subject property in tandem with an existing vehicle sales business that currently operates there. The property owner has received licenses to permit vehicle sales from both OMVIC and the City of Brampton in the past (find attached to this application).

According to the subject property owner, other properties on Hale Road have been granted use variances for vehicle sales, and considering this use has existed on the subject property for at least 20 years without any complaints from the public, it is reasonable to determine that there will be little-to-no adverse impact to the surrounding area from granting this use.

It is our opinion that this minor variance application meets the four tests of the Planning Act, and should be granted as such. Please feel free to contact us with any further questions or clarifications you may have.

The follow information is included as part of this application:

1. Committee of Adjustment Application Form
2. Site Plan from previous Site Plan application in 2010 (12x copies)
3. Fee cheque
4. Past licenses granted to Sunrise Automotive for Vehicle Sales

Sincerely,

DESIGN PLAN SERVICES INC.

A handwritten signature in black ink, appearing to be 'Brandon Kashin', written in a cursive style.

Brandon Kashin, BA



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) 2378682 ONTARIO INC.
 Address 12 HALE ROAD, BRAMPTON
L6W 3M1
 Phone # (647) 898-4141 Fax # _____
 Email sunriseauto@hotmail.com

2. Name of Agent BRANDON KASHIN, DESIGN PLAN SERVICES INC.
 Address 900 THE EAST MALL #100
ETOBICOKE, M9B 6K2
 Phone # (416) 626-5445 x1 Fax # _____
 Email brandon@designplan.ca

3. Nature and extent of relief applied for (variances requested):
Proposal for a use variance to allow existing vehicle sales. No physical changes to building
proposed. See cover letter for more details.
-No vehicle display proposed

4. Why is it not possible to comply with the provisions of the by-law?
Current by-law does not allow for vehicle sales at subject property, though existing use of vehicle sales
has occurred on site for at least 20 years.

5. Legal Description of the subject land:
 Lot Number PART 1, PLAN 43R-27481
 Plan Number/Concession Number PART LOT 1, CONCESSION 2, EAST OF HURONTARIO
 Municipal Address 12 HALE ROAD, BRAMPTON

6. Dimension of subject land (in metric units)
 Frontage 41.22 METRES
 Depth 76.20 METRES
 Area 3140.96 SQUARE METRES

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:

Existing one-storey building, with no physical changes proposed as part of this application.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No physical changes proposed as part of this application.

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 19.71m

Rear yard setback 7.56m

Side yard setback 4.61m (north-west)

Side yard setback 19.52m (south-east)

PROPOSED

Front yard setback 19.71m

Rear yard setback 7.56m

Side yard setback 4.61m (north-west)

Side yard setback 19.52m (south-east)

10. Date of Acquisition of subject land:

More than 25 years ago

11. Existing uses of subject property:

Motor vehicle repair shop, motor vehicle body shop, vehicle sales establishment

12. Proposed uses of subject property:

Motor vehicle repair shop, motor vehicle body shop, vehicle sales establishment

13. Existing uses of abutting properties:

Motor vehicle repair, motor vehicle body shop, vehicle sales.

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

Since at least 1992 -> main building
2010 -> addition

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

More than 20 years.

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 TORONTO
THIS 22 DAY OF SEPTEMBER, 2016.

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, BRANDON KASHIN, OF THE CITY OF TORONTO
IN THE PROVINCE OF ONTARIO 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 Toronto
IN THE province OF
ONT. THIS 22 DAY OF
Sept., 2016.

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.

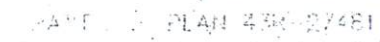

Zoning Officer

SEP 23/16
Date

DATE RECEIVED September 23, 2016

Revised 2015/01/02

HALE DRIVE
(by By-law N° 217-75, Inst. N° 123658VS)



1. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD ORDINANCES AND SPECIFICATIONS OF THE CITY OF BRANFORD AND THE CURRENT FINANCIAL STANDARDS AND SPECIFICATIONS.

2. ALL SURFACE DRAINAGE SHALL BE SELF CONTAINING, COLLECTED AND DISCHARGED AT A LOCATION TO BE DETERMINED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ADJACENT PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.

○	HYDRANT
●	VALVE & BOX
○	SANITARY MANHOLE
○	STORM MANHOLE
□	CATCH BASIN
T	WANDCOCK
■	ROOF DRAIN

CIV. 200.628 =

THIS DRAWING IS TO BE USED FOR SITE GRADING INFORMATION ONLY

REVISIONS:

ENGINEER: JOHN TOWLE ASSOCIATES, LIMITED

SUNRISE AUTO ·

PROJECT: PROPOSED 1 STOREY ADDITION


DRAWING TITLE: SITE PLAN



DESIGNED BY: JIT

09230

PROGRAM NO. 10-10-10

	CHECKED BY:	JTT	DRAWING NO.: A-1
	DATE:		

25-SEP-68 1 OF

A16-186

