



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **2580558 ONTARIO INC.** 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 Block A, Plan 676, municipally known as **2 BLAIR DRIVE**, Brampton;

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

1. To permit a Motor Vehicle Washing Establishment whereas the by-law does not permit the use.

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, April 20, 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 8th day of April, 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

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
* ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL DOWNS BY THE CONSULTANT.
* DIMENSIONS ARE NOT TO BE DOUBLED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 416-658-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 2 Blair Dr, Brampton,
 ON L6T 2H5

SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

3/16" = 1'-0"

PLOT DATE:

2021.04.06

DRAWN BY:

AR

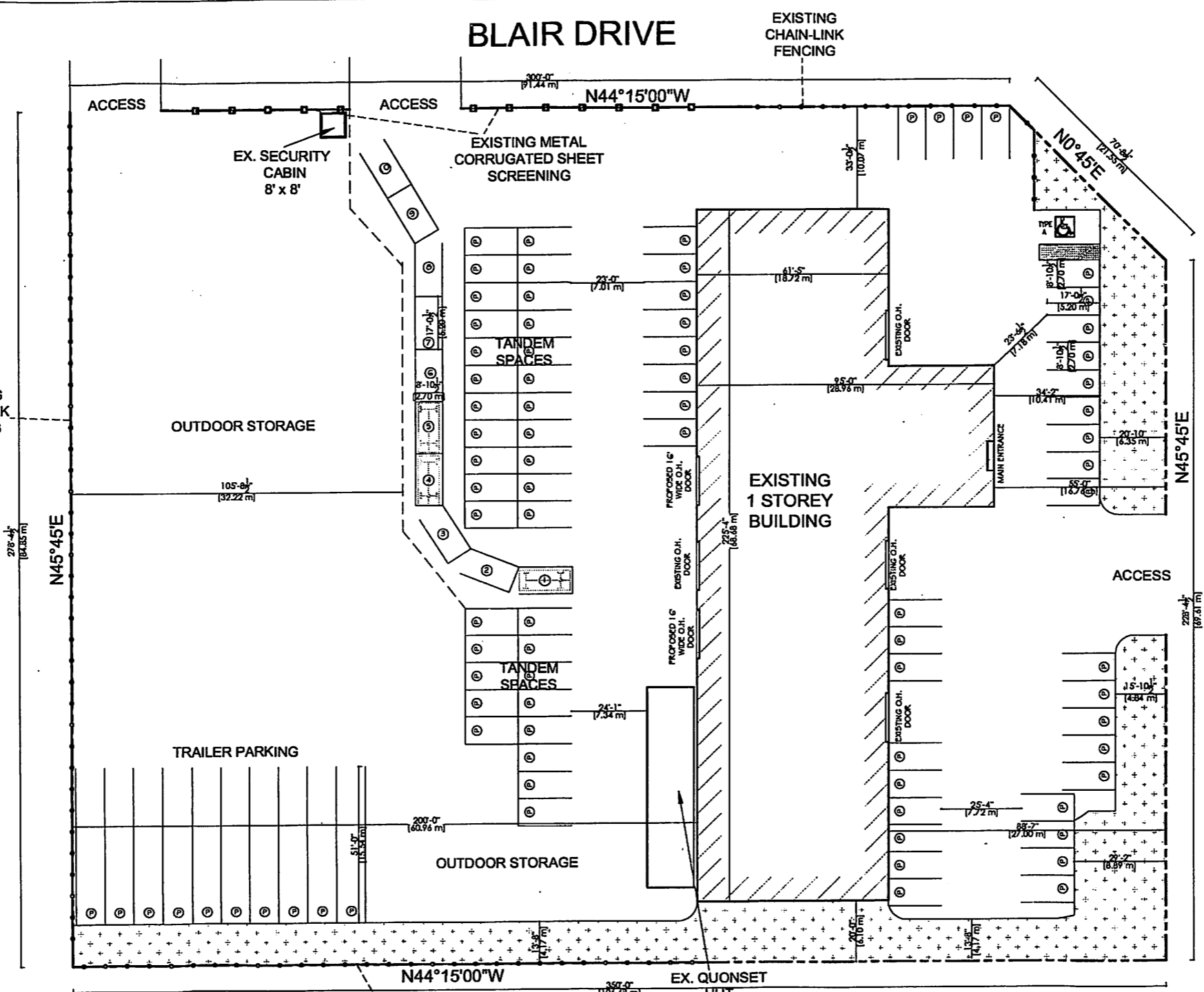
CHECKED BY:

HS

DRAWING NO.:

A101

GLIDDEN ROAD



SITE PLAN
 SC: 1/32" = 1'-0"

NOTE : QUONSET HUT T/B
 REDUCED IN LENGTH TO MAKE
 THE FLOOR BELOW 100 sq m

EXISTING
 CHAIN-LINK
 FENCING

EX. QUONSET
 HUT
 16' X 65'
 HEIGHT : 14'

CAR PARKING SPACES PROVIDED : 75
 ADDITIONAL 10 STACKING SPACES

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, April 15, 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, April 16, 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, April 16, 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.



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)** JASWANT RAMAN, RANJIT JOHAL, JAGTAR RAMAN 2580558 ONTARIO INC.
Address 2 Blair Dr. Brampton, ON L6T 2H5

Phone # 647-292-5757**Fax #** _____**Email** jraman@can-truck.com

2. **Name of Agent** HARJINDER SINGH MEM ENGINEERING INC.
Address 2355 DERRY RD EAST, MISSISSAUGA, ON L5S 1V6

Phone # 416-558-6755**Fax #** _____**Email** harrycivil@hotmail.com

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

Proposed 3 bays within existing building. 2 bays for truck repair and 1 bay for washing trucks. Zoning does not permit motor vehicle washing establishment.

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

By-law does not permit motor vehicle washing establishment. Owners require this facility as many customers demand it leading to potential loss in business.

5. **Legal Description of the subject land:**

Lot Number 2**Plan Number/Concession Number** CON. 3 E.H.S**Municipal Address** 2 BLAIR DR, BRAMPTON, ON L6T 2H5

6. **Dimension of subject land (in metric units)**

Frontage 91.44 m**Depth** 84.85 m**Area** 8935.37 sq m

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.)

1 STOREY EXISTING BUILDING, GROSS FLOOR AREA : 1429.22 sq m
LENGTH : 68.68 m,
WIDTH : 18.72 m,
HEIGHT : 7.57 m.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Existing building shall be proposed to have 3 (three) Bays with wall separation within the building. No addition or extension. 2 New Over-head Doors are being proposed.

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	10.07 m
Rear yard setback	6.10 m
Side yard setback	60.96 m
Side yard setback	16.76 m

PROPOSED

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

10. Date of Acquisition of subject land: 2017 MAY 2ND
11. Existing uses of subject property: TRUCK REPAIR
12. Proposed uses of subject property: TRUCK REPAIR WITH TRUCK WASHING/DETAILING FACILITY
13. Existing uses of abutting properties: TRUCKING COMPANY
14. Date of construction of all buildings & structures on subject land: 1986 JULY 4th
15. Length of time the existing uses of the subject property have been continued: 35 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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Harjinder Singh Abhishek
Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ MISSISSAUGA _____

THIS 04 DAY OF MARCH, 2021.

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, ABHISHEK RAJGOR, OF THE CITY OF MISSISSAUGA
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 17th DAY OF

March 2021

Jeannie Myers
A Commissioner etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Abhishek
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M2-168

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

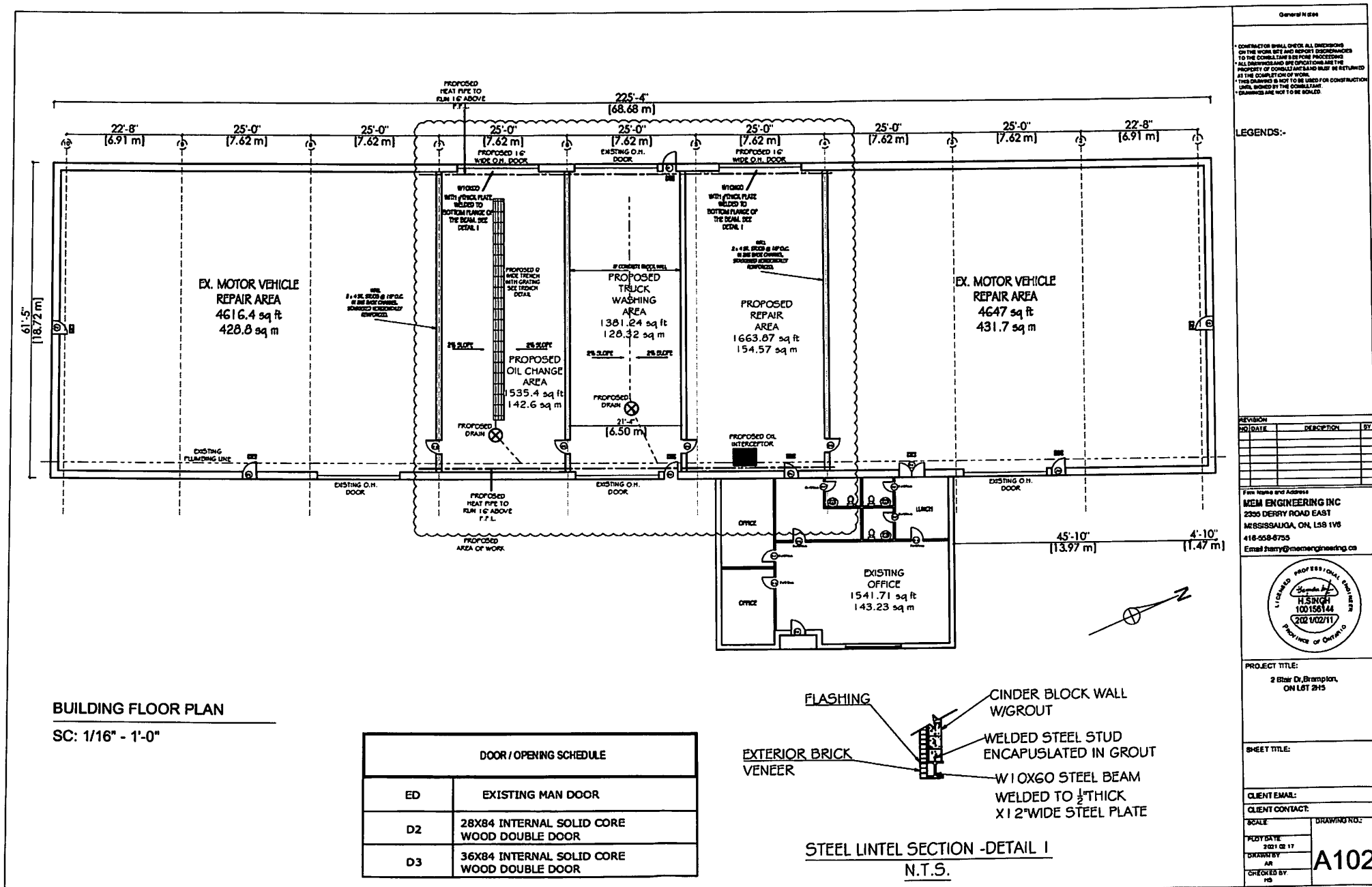
L Barbuto
Zoning Officer

March 23, 2021
Date

DATE RECEIVED March 17, 2021

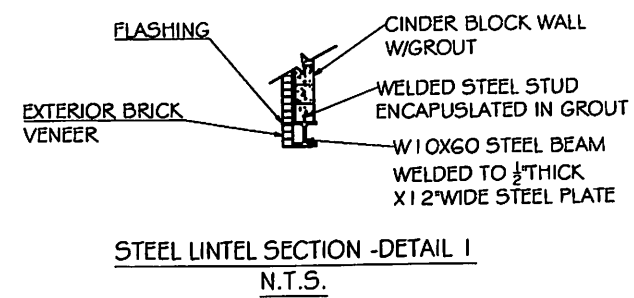
Date Application Deemed Complete by the Municipality March 23, 2021

Revised 2020/01/07



BUILDING FLOOR PLAN
SC: 1/16" - 1'-0"

DOOR / OPENING SCHEDULE	
ED	EXISTING MAN DOOR
D2	28X84 INTERNAL SOLID CORE WOOD DOUBLE DOOR
D3	36X84 INTERNAL SOLID CORE WOOD DOUBLE DOOR



General Notes

LEGENDS:-

REVISION	NO	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC
2330 DERRY ROAD EAST
MISSISSAUGA, ON L5B 1V8
416-558-6725
Email: sherry@memengineering.ca

LICENSED PROFESSIONAL ENGINEER
H. SINGH
100156144
2021/02/17
PROVINCE OF ONTARIO

PROJECT TITLE:

2 Star Dr, Brampton, ON L6T 2H5

SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE	DRAWING NO:
PROJECT DATE: 2021 02 17	A102
DRAWN BY: AR	
CHECKED BY: HS	

