



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

October 11, 2023

GWD File: 18.2539

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

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

Re: Committee of Adjustment Application (Minor Variance)
22 Bramsteele Road, City of Brampton
2411038 Ontario Inc.

Dear Clara:

Gagnon Walker Domes Ltd. ("GWD") is planning consultant and agent to 2411038 Ontario Inc. ("Nawab Motors"); the registered owner of the property municipally known as 22 Bramsteele Road in the City of Brampton (the "Subject Site").

On behalf of Nawab Motors, GWD submits the enclosed Application to the Committee of Adjustment ("CoA") for the following Minor Variance:

- 1. To permit a Motor Vehicle Sales Establishment in conjunction with a Motor Vehicle Repair Shop; whereas the Zoning By-law does not permit a Motor Vehicle Sales Establishment.**

This Minor Variance is being requested on a permanent basis.

In support of the Minor Variance Application, please find enclosed the following:

- One (1) Completed Committee of Adjustment – Minor Variance Application Form;
- One (1) Cheque in the amount of \$2,838.00, made payable to the "Treasurer, City of Brampton";
- Two (2) copies of the Minor Variance Plan prepared by GWD, dated October 11, 2023; and
- One (1) set of Preliminary Building Addition Concept Plans prepared by Atelier DPC Inc., dated October 10, 2023, including:
 - Proposed Preliminary Site Plan (Dwg. A1.1);
 - Proposed Addition Plan (Dwg. A2.1);

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



- Proposed Exterior Elevations (Dwg. A3.1); and
- One (1) copy of the Plan of Survey prepared by Diego Fazio Limited, dated December 1993.

Subject Site

The Subject Site is generally located at the northwest quadrant of Rutherford Road South and Bramsteele Road. It measures approximately 0.4 hectares (1.0 acre) with approximately 46.94 metres (154 feet) of frontage along the north side of Bramsteele Road.

A single storey industrial building exists on the Subject Site that possesses a gross floor area (“GFA”) of approximately 942.40 m² (10,144 ft²). The existing building was built in, or around, 1972.

Driveway access from Bramsteele Road is provided on the west side of the existing building leading to an asphalt parking area in the rear yard. Access to the rear parking area is restricted by a chain link gate. Soft landscaping is provided by way of sodded areas along the site frontage and east interior side lot line.

The Subject Site is designated “Industrial” in the City of Brampton Official Plan and “General Employment 2” in the Highway 410 and Steeles Secondary Plan. The Subject Site is zoned “Industrial Two – M2” in the City’s Zoning By-law.

The Subject Site is located in an industrial area that is characterized by a strong presence of motor vehicle oriented uses, including Motor Vehicle Repair Shops, Motor Vehicle Service Shops, Motor Vehicle Body Shops and Motor Vehicle Sales Establishments.

More specifically, surrounding land uses include the following:

- West: Industrial uses including Motor Vehicle Repair, Service and Body Shops, Motor Vehicle Sales Establishments, and Warehouses;
- North: Industrial uses including Motor Vehicle Repair, Service and Body Shops, and Warehouses;
- East: Industrial uses including Motor Vehicle Sales Establishments, Motor Vehicle Repair Shops, and a Restaurant;
- South: Industrial uses including Motor Vehicle Sales Establishments, Motor Vehicle Repair, Service and Body Shops, Warehousing, and Office uses.

Historic Committee of Adjustment Approval (September 2018)

In September 2018, the CoA approved the following Minor Variances on the Subject Site, as requested by Nawab Motors (City File No. A18-114):

1. *To Permit a Motor Vehicle Sales Establishment in conjunction with a Motor Vehicle Repair Shop;*



2. To permit a minimum of 43 parking spaces;
3. To permit a minimum of 1 loading space;
4. To permit a minimum interior side yard setback of 3.6m (11.81 ft.) to an existing building.

This 2018 Minor Variance approval facilitated the use of the Subject Site and existing building for a 456.77 m² (4,916.66 ft²) Motor Vehicle Sales Establishment in association with a 475.42 m² (5,117.34 ft²) Motor Vehicle Repair Shop. The Motor Vehicle Sales Establishment represents 49% of the total GFA of the existing building, with the remaining 51% of the building being utilized as a Motor Vehicle Repair Shop in order to maintain the Motor Vehicle Sales Establishment as an ancillary use.

The CoA's 2018 approval was conditional on the Motor Vehicle Sales Establishment only being permitted in conjunction with a Motor Vehicle Repair Shop and that the approval for a Motor Vehicle Sales Establishment be granted for a temporary period of five (5) years from the final date of the CoA's decision. This temporary period expired in September 2023.

Approval of a new Minor Variance is required at this time to permit the continued use of the Motor Vehicle Sales Establishment.

Proposal

Nawab Motors proposes the continuation of a Motor Vehicle Sales Establishment in conjunction with a Motor Vehicle Repair Shop on the Subject Site. Motor vehicle repair has historically constituted part of the business operation. This use has occurred in two separate scenarios, namely: (i) repair and maintenance service made available to the general public, and (ii) repair and maintenance to Nawab Motors' own motor vehicle inventory prior to display for sale in the building's Indoor Sales Showroom and/or through Nawab Motors' virtual showroom available through its website.

Nawab Motors proposes that the Subject Site continue to be utilized as a Motor Vehicle Repair Shop with an associated Motor Vehicle Sales Establishment. Nawab Motors will continue to be the owners and operators of the Motor Vehicle Repair Shop and Motor Vehicle Sales Establishment, with the uses working in conjunction with one another as part of Nawab Motors' overall business operation.

Along with the proposed continued use of the Subject Site for a Motor Vehicle Repair Shop and Sales Establishment, building improvements are proposed to expand business operations. More specifically, Nawab Motors proposes to advance a building addition within the west interior side yard. The proposed building addition will facilitate an indoor, climate-controlled customer drive-in area primarily for the purposes of the Motor Vehicle Repair Shop.

The building addition will enable repair/service customers to drive their vehicles directly into the building from the site entrance driveway (during operating hours) to an internal garage space where they would be immediately greeted by service counter(s) and



associated staff as part of the vehicle repair drop-off. Following repair service drop-offs, customers would be able to proceed to the customer waiting area and/or indoor vehicle showroom within the existing building.

The proposed building addition conforms to all Zoning By-law requirements. No Minor Variances are required to facilitate the proposed building addition.

Nawab Motors proposes to maintain the existing ratio of floor area attributed to the Motor Vehicle Repair Shop (51%) to Motor Vehicle Sales Establishment (49%), as permitted through the previous CoA approvals, to maintain the Subject Site's primary industrial function and the Motor Vehicle Repair Shop as the primary use on the lands.

The Motor Vehicle Sales Establishment will continue to include an Indoor Motor Vehicle Sales Showroom and accessory offices; however it is also now proposed to include an outdoor sales display area within a limited portion of the rear parking lot. Only those vehicles owned and repaired by Nawab Motors will be displayed for sale.

The following floor area breakdown is proposed, which considers the contemplated building addition:

- **Total Floor Area: 1,237.1 m²**
 - **Total Motor Vehicle Repair Floor Area: 630.4 m²**
 - Repair Area: 191.84 m²
 - Vehicle Drop-off Area: 174.66 m²
 - Customer Waiting Area: 65.03 m²
 - Employee Workstation Areas: 59.46 m²
 - 50% of Shared Use Areas: 139.45 m²
 - **Motor Vehicle Sales GFA: 606.65 m²**
 - Sales Showroom: 418.62 m²
 - Sales Room: 38.09 m²
 - Sales Storage Closet: 10.49 m²
 - 50% of Shared Use Areas: 139.45 m²

Requested Minor Variances

To facilitate the continued use of the Subject Site, in part, for a Motor Vehicle Sales Establishment the following Minor Variance is being requested:

- 1. To permit a Motor Vehicle Sales Establishment in conjunction with a Motor Vehicle Repair Shop; whereas the Zoning By-law does not permit a Motor Vehicle Sales Establishment.***



The 'Four Tests'

The following planning rationale is provided in support of the requested Minor Variance.

1. Does the Variance Meet the Intent and Purpose of the Official Plan?

The Subject Site is designated “Industrial” in the City of Brampton Official Plan and “General Employment 2” in the Highway 410 and Steeles Secondary Plan.

Lands designated Industrial within the City’s employment areas are to provide and enhance business opportunities and to permit a range of light to heavy industrial uses, mixed industrial/commercial uses, and other accessory uses. More specifically the Industrial designation permits the development of “industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses and may also permit service and retail uses...” subject to Secondary Plan policy (OP 4.4.2.1).

A Motor Vehicle Sales Establishment in conjunction with a Motor Vehicle Repair Shop use is contemplated within the Industrial designation as it is recognized that employment uses typically accommodate a certain range of ancillary uses that would not negatively impact the viability of surrounding employment lands and operations.

In conformity to Section 4.4.2 of the Official Plan, the proposed Motor Vehicle Sales Establishment will provide a secondary supporting role to the Motor Vehicle Repair Shop thereby maintaining the Subject Site’s planned industrial employment function. The floor area assigned to the Motor Vehicle Sales Establishment use is limited to 49% of the total floor area of the building. This floor area restriction will serve to maintain the role and function of the sales use in a secondary supporting role to the larger Motor Vehicle Repair Shop use. The restriction of the Motor Vehicle Sales Establishment being permitted only in conjunction with the Motor Vehicle Repair Shop further emphasizes the ancillary role that the vehicle sales will provide.

The continuation (and potential intensification) of industrial employment uses on the property will serve to protect and strengthen the City’s employment base and industrial land supply (OP 4.4.2.2).

The General Employment 2 land use designation of the Highway 410 and Steeles Secondary Plan specifically permits Motor Vehicle Repair and Body Shops (SP 2.2.1) and does not expressly prohibit a Motor Vehicle Sales Establishment.

Further, GWD has also consulted the City’s draft of the new City of Brampton Official Plan (“Brampton Plan”). While not yet in force, it provides the City of Brampton’s emerging policy framework. In this regard, we note that the Subject Site is planned to be designated “Employment” in the draft Brampton Plan, which permits a range of industrial uses and expressly permits “vehicle repair and services”, as well as “vehicle sales and services” as independently permitted uses.



On the basis of the above, it is our opinion that the proposed Minor Variance maintains the intent and purpose of the current City of Brampton Official Plan and draft Brampton Plan.

2. Does the Variance Meet the Intent and Purpose of the Zoning By-law?

The Subject Site is zoned “Industrial Two – M2” (M2) and is not subject to any site specific provisions within the City of Brampton Zoning By-law 270-2004. The M2 Zone permits industrial and non-industrial uses including, but not limited to:

- Industrial
 - Motor Vehicle Repair Shop;
 - Motor Vehicle Body Shop;
 - Warehouse;
 - Parking Lot;
- Non-Industrial
 - Radio or Television Broadcasting and Transmission Establishment;
 - Building Supplies Sales Establishment;
- Accessory
 - Associated Educational use;
 - Associated Office;
 - Retail Outlet;
 - Purposes accessory to other permitted uses.

While the M2 Zone specifically permits motor vehicle related uses, the M2 Zone does not specifically allow or prohibit a Motor Vehicle Sales Establishment. A Motor Vehicle Sales Establishment is similar to the expressly permitted Motor Vehicle Repair Shop and Motor Vehicle Body Shop. Furthermore, retail and office uses are noted as permitted accessory uses. As confirmed by City Staff through its consideration of Nawab Motors’ previous Minor Variance approval, motor vehicle sales is considered to be an extension of, or accessory to, an auto repair use so long as the motor vehicle sales constitutes less than 50% of the total floor area.

The floor plan composition (in both the scenario of the existing building and in the scenario of the building with the proposed addition) allocates the majority of the building as a Motor Vehicle Repair Shop. The floor area associated with the Motor Vehicle Sales Establishment use will continue to be restricted to a maximum of 49% of the total floor area. This floor area allocation and the availability of repair services to the general public will ensure that the Motor Vehicle Repair Shop will remain the primary defining use of the property. Nawab Motors’ proposed building addition is intended to primarily accommodate the Motor Vehicle Repair Shop use. This significant future financial investment by Nawab Motors will further support the long term use and success of the Motor Vehicle Repair Shop on the Subject Site. The proposed building addition will conform to all lot and building performance standards in the City’s Zoning By-law.

On the basis of the above, it is our opinion that the proposed Minor Variance meets the intent and purpose of the Zoning By-law.



3. Is the Proposal Desirable and Appropriate Development of the Land?

The Subject Site is located in an area with many surrounding auto related businesses, including Motor Vehicle Sales Establishments. The Subject Site is located along Bramsteele Road and is on the periphery of the Industrial area. The Business Corridor area to the immediate south permits an additional range of retail and commercial uses.

A Motor Vehicle Sales Establishment has operated on the Subject Site for five (5) years since the CoA granted its temporary approval in 2018. Permitting a Motor Vehicle Sales Establishment in association with a Motor Vehicle Repair Shop, and limiting the floor area of the Motor Vehicle Sales Establishment use to a maximum of 49% of the building area, is appropriate as it will maintain the industrial character of the Subject Site and the surrounding area and will not create adverse impact on the ability of adjacent industrial properties to operate as intended. The continuation (and potential intensification) of employment uses on the property will strengthen the City's employment base and contribute to overall employment projections.

The contemplated building addition will primarily accommodate the Motor Vehicle Repair Shop use and will conform to all lot and building performance standards in the City's Zoning By-law. The proposed building addition will serve to further improve the building's appearance from the street as well as strengthen its employment function for the long term.

The display of motor vehicles will occur both within the interior building showroom as well as within a portion of the rear yard parking area. The rear yard parking area is proposed to be closed during non-business hours and shall not be accessible to the general public during this time. Further, the rear yard motor vehicle display area will be screened from Bramsteele Road by the existing/proposed building. The display of motor vehicles is not proposed within the front yard. Limited, screened outdoor motor vehicle display, as noted above, is appropriate. GWD notes that the Employment designation proposed for the Subject Site within the draft Brampton Plan permits screened outdoor storage areas and outdoor display in association with a permitted motor vehicles sales and service uses.

The continued use of the Subject Site for a Motor Vehicle Sales Establishment in association with a Motor Vehicle Repair Shop shall maintain the character and planned function of the Subject Site for industrial uses.

Based on the foregoing, it is our opinion that the proposed Minor Variance is desirable and appropriate for the development of the land.

4. Is the Proposal Minor in Nature?

The proposed Minor Variance will not interfere with the ability of the Subject Site and adjacent properties to perform their existing planned functions and will not cause adverse impact or change the character of the surrounding industrial area.

A Motor Vehicle Sales Establishment is similar to the other vehicle oriented uses permitted within the M2 Zone. The existing Motor Vehicle Sales Establishment will be



used in conjunction with the permitted Motor Vehicle Repair use which will both continue to be owned and operated by Nawab Motors. Accessory retail and office uses are permitted on the Subject Site.

Based on the foregoing, it is our opinion that the proposed Minor Variance is minor in nature.

Conclusions

The proposed Minor Variance is requested for the purpose of permanently permitting a Motor Vehicle Sales Establishment in conjunction with a Motor Vehicle Repair Shop. No Minor Variances are required to facilitate the proposed building addition.

The proposal has been reviewed in the context of the relevant provisions of the Planning Act. We are of the opinion that the proposed Minor Variance meets the “Four Tests”, can be supported from a land use and policy perspective and represents good planning. We respectfully request that City Staff and the CoA support the proposed Minor Variance.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

Richard Domes, B.A., C.P.T.
Partner, Principal Planner

Nicholas Klymciw, B.U.R.PI
Planning Associate

C.c.: Tehseen Gul, 2411038 Ontario Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.



APPLICATION INSTRUCTION AND INFORMATION SHEET

Minor Variance or Special Permission

(Also see instructions on the application form)

- The application shall be filed with the Secretary-Treasurer, Committee of Adjustment, City of Brampton, 2 Wellington Street West, Brampton, and be accompanied by the applicable fee in **cash, debit, credit card or cheque made payable to the Treasurer, City of Brampton.**

APPLICATION FEES

*Residential and Institutional Properties	\$699.00
(*Residential means one lot only containing a single detached, semi-detached or townhouse dwelling unit)	
Commercial and Industrial Properties	\$2,838.00
All Other Properties	\$2,838.00
Applicant necessitated re-circulation of Notice of an Application	\$256 (plus \$5.10/notice)

A PRELIMINARY PROCESSING FEE MAY BE REQUIRED BY THE CONSERVATION AUTHORITY

Toronto & Region Conservation - \$525.00 Credit Valley Conservation - \$280.00

NOTE: DEVELOPMENT CHARGES AND/OR CASH PAYMENT IN LIEU OF PARKLAND DEDICATION MAY BE PAYABLE AT THE TIME OF BUILDING PERMIT AND THE CHARGES MAY BE SIGNIFICANT.

- ANSWER ALL QUESTIONS.** INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT OR AGENT. **APPLICATIONS ARE TO BE PRINTED (SINGLE SIDED) ON 8 1/2" X 14" PAPER. All necessary variances must be confirmed with the Zoning Division prior to the application being considered by the Committee.**
- The applicant must submit **two (2) prints** of a plan with the **original** copy of the application (**single sided**). The dimensions of the prints **shall be 8 1/2" x 14"** or if the plan is of a larger size, a reproduction of the plan to the size of 8 1/2" x 14" shall also be submitted. The plan shall clearly indicate the following:
 - The boundaries of the lands which are subject of this application shown **EDGED BY A RED COLOUR**, and the portion of the lot where the variance exists shown **MARKED BY GREEN COLOUR.**
 - The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines. (**All dimensions to be shown in metric units**)
 - The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
 - The current uses on land that is adjacent to the subject land.
 - The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
 - The location and nature of any easement affecting the subject land.
- An **Authorization Letter** from the property owner is required when the application is being signed by an agent.
- A **Permission to Enter** is required as site inspections will be conducted by Committee Members and City Staff.

A DETAILED EXPLANATORY LETTER SHOULD ACCOMPANY THE APPLICATION

TO ALL APPLICANTS:

THE COMMITTEE HAS BEEN KNOWN TO REQUEST TO SEE COPIES OF DRAWINGS, SHOWING THE ELEVATION, CONSTRUCTION, AND EXTERIOR DESIGN OF PROPOSALS APPLIED FOR. (example - location of doors, windows, type of exterior materials proposed - brick, wood cladding, aluminum, etc.) IT IS RECOMMENDED THAT YOU INCLUDE THIS INFORMATION WITH THE APPLICATION AT THE TIME OF SUBMISSION.

ADDITIONAL INFORMATION SUCH AS A LETTER OF USE OR ANY OTHER DETAILED CONCEPT PLANS OR DRAWINGS WILL ASSIST STAFF AND THE COMMITTEE IN THEIR REVIEW OF THE APPLICATION.

PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED ONCE A FULL REVIEW HAS BEEN COMPLETED BY STAFF. ADDITIONAL INFORMATION PROVIDED MAY PREVENT DEFERRAL OF YOUR APPLICATION.

APPLICANTS WILL BE REQUIRED TO POST A SIGN ON THE PROPERTY FOR A MINIMUM OF 10 DAYS PRIOR TO THE HEARING DATE.



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0314

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)** 2411038 Ontario Inc.
Address 22 Bramsteele Road
Brampton, ON L6W 1B3
Phone # 289 400 2000 **Fax #** _____
Email tehseeng@hotmail.com

2. **Name of Agent** Gagnon Walker Domes Ltd. (Richard Domes)
Address 7685 Hurontario Street, Suite 501
Brampton, Ontario, L6W 0B4
Phone # 905-796-5790 Ext 229 **Fax #** _____
Email rdomes@gwdplanners.com

3. **Nature and extent of relief applied for (variances requested):**
To permit a Motor Vehicle Sales Establishment in conjunction with a Motor Vehicle Repair Shop.

4. **Why is it not possible to comply with the provisions of the by-law?**
A Motor Vehicle Sales Establishment is not an expressly permitted use in the Industrial (M2) Zone. The previous five (5) year temporary approval expires in Fall 2023.

5. **Legal Description of the subject land:**
Lot Number Part Lot 1
Plan Number/Concession Number Concession 2 E.H.S
Municipal Address 22 Bramsteele Road, Brampton, ON

6. **Dimension of subject land (in metric units)**
Frontage 46.94 m
Depth 102.56 m
Area 0.4 ha (1.0 ac)

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.)

Existing Motor Vehicle Repair/Motor Vehicle Sales Building
- 1 Storey
- Approximately 942.40 sq m (10,143.91 sq ft)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed 1-storey building addition in the west interior side yard (Approximately 235.30 sq m).

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	9.3 m
Rear yard setback	48.3 m
Side yard setback	3.6 m
Side yard setback	13.7 m

PROPOSED

Front yard setback	9.3 m
Rear yard setback	48.3 m
Side yard setback	3.6 m
Side yard setback	6.016 m

10. Date of Acquisition of subject land: May 30, 2018

11. Existing uses of subject property: Motor Vehicle Sales in conjunction with a Motor Vehicle Repair Shop.

12. Proposed uses of subject property: Same as above.

13. Existing uses of abutting properties: West: Industrial. East: Motor Vehicle Sales, Motor Vehicle Repair with an accessory restaurant. North: Motor Vehicle Repair. South: Industrial, Motor Vehicle Repair and Motor Vehicle Sales.

14. Date of construction of all buildings & structures on subject land: 1972

15. Length of time the existing uses of the subject property have been continued: Five (5) 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 # A18-114 Decision Approved
File # _____ Decision _____
File # _____ Decision _____

Permitted Uses, Parking, Loading,
Interior Side Yard Setback

Relief _____
Relief _____
Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 11TH DAY OF OCTOBER, 20 23

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, RICHARD DONES, OF THE TOWN OF HALTON HILLS

IN THE REGION OF HALTON 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 11TH DAY OF
October, 20 23

Signature of Applicant or Authorized Agent

A Commissioner etc.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

FOR OFFICIAL USE ONLY
Expires September 20, 2026

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

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: 22 Bramsteele Road, Brampton, ON
2411038 Ontario Inc. c/o Tehseen Gul
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
Gagnon Walker Domes Ltd.

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 11 day of September, 2023.

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

(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

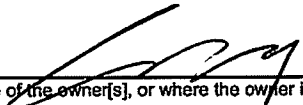
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 22 Bramsteele Road, Brampton, ON

I/We, 2411038 Ontario Inc. c/o Tehseen Gul
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 11 day of September, 2023.

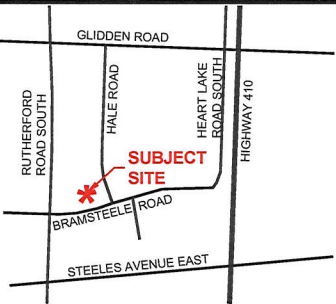

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Tehseen Gul

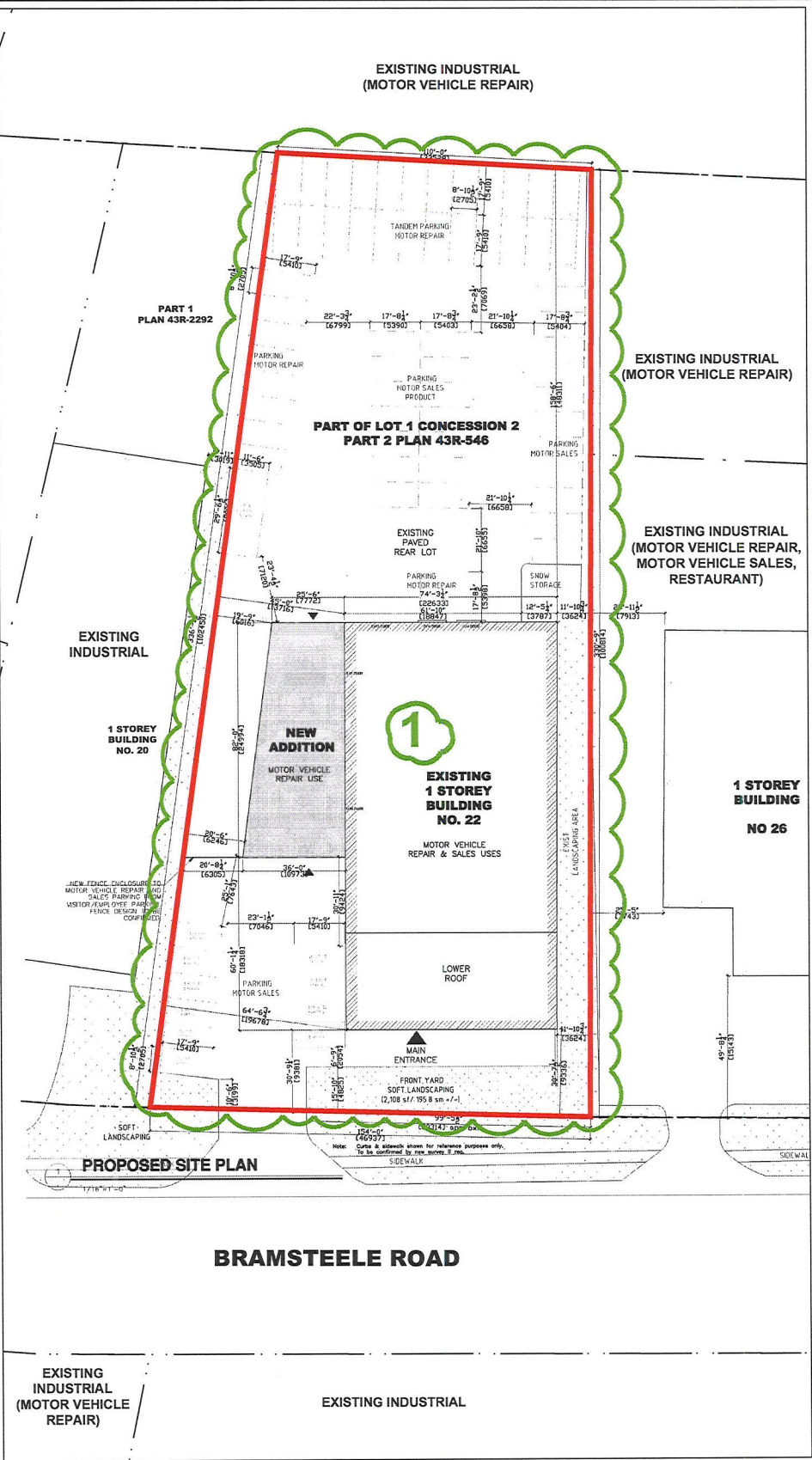
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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



KEYMAP * SUBJECT SITE N.T.S.



MINOR VARIANCE PLAN
2411038 ONTARIO INC.
22 BRAMSTEELE ROAD
CITY of BRAMPTON
REGION of PEEL

Source: Base Plan information taken from Proposed Preliminary Site Plan, prepared by Atelier DPC Inc, revision date October 10, 2023.

LEGEND
[Red outline] PROPERTY BOUNDARY
[Green circle with 1] MINOR VARIANCES

ZONING INFO			
× BASED ON 1993 SURVEY BY DIEGO FAZIO LIMITED.			
LOT No.:		LOT 1, CONCESSION 2	
PLAN No.:		43R-546	
G.F.A.	EXISTING	PROPOSED	
GROUND FLR	10,144 sf / 942.40m2	12,676sf /1,177.7m2	
MEZZANINE	n/a	640 sf/ 59.45 m2	
TOTAL GFA	10,144 sf / 942.40m2	13,316 sf/ 1,237.1 m2	
ROOF AREA	10,144 sf / 942.40m2	12,874 sf /1,196.03m2	
LOT COVERAGE	10,144 sf / 942.40m2	12,874 sf /1,196.03m2	
LOT COV. %	23.1 %	29.3%	
LOT AREA:		43,890 sf/ 4,077 m2	
LOT DEPTH:		336.49' /102.56m 328.40' /100.09m	
LOT FRONTAGE:		154'-0 / 46.94m (30m REQUIRED)	
SETBACKS	EXISTING	REQUIRED	PROPOSED
FRONT	30.63' / 9.3m	9.0m	30.63' / 9.3m
REAR	158.4' /48.3m	7.0m	158.4' /48.3m
SIDE (NE)	11.89' / 3.6m	3.6m	11.89' / 3.6m
SIDE (SW)	45.0' / 13.7m	4.0m	19.9' / 6.016m
MAX HEIGHT	19.5' / 5.91m	N/A	24' / 7.32m
MIN. LANDSCAPING	under 3.0m	3.0m	10'-6" / 3.19m
USE CALCULATIONS			
	PROPOSED		PERCENTAGE
MOTOR SALES	6,530 sf / 606.65 m2		49% of 1,237.1 m2
MOTOR REPAIR	6,786 sf / 630.4 m2		51% of 1,237.1 m2
TOTAL GFA	13,316 sf / 1,237.1 m2		100%
PARKING CALCULATIONS			
	RULE	REQUIRED	PROPOSED
MOTOR SALES	1 PER 23m2	26.3	39
MOTOR REPAIR	1 PER 18m2	35	35
TOTAL PARKING		62	74
LOADING SPACE	COA A18-114	1	1

P.N.: 18.2539.00

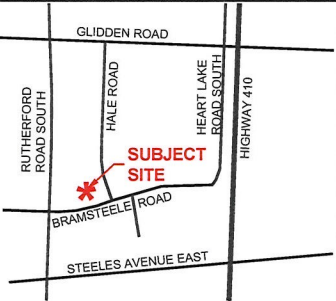
Scale: N.T.S.

Drawn By: D.S.

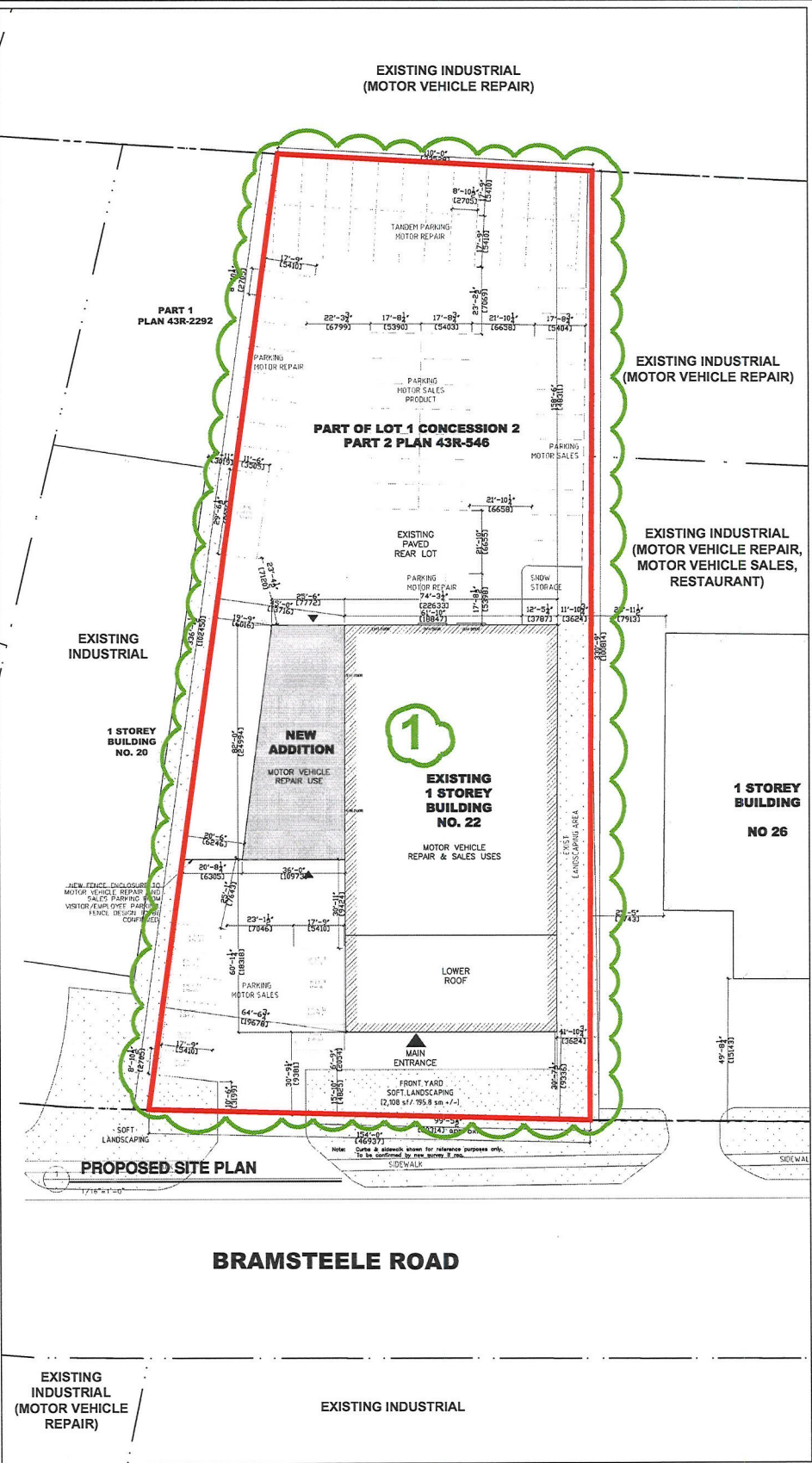
Date: October 11, 2023

Revised:

File No.: PN 2539_Variance_Plan



KEYMAP * SUBJECT SITE N.T.S.



MINOR VARIANCE PLAN
2411038 ONTARIO INC.
22 BRAMSTEELE ROAD
CITY of BRAMPTON
REGION of PEEL

Source: Base Plan information taken from Proposed Preliminary Site Plan, prepared by Atelier DPC Inc, revision date October 10, 2023.

LEGEND
[Red outline] PROPERTY BOUNDARY
[Green outline] MINOR VARIANCES

ZONING INFO

× BASED ON 1993 SURVEY BY DIEGO FAZIO LIMITED.

LOT No.:		LOT 1, CONCESSION 2	
PLAN No.:		43R-546	
G.F.A.	EXISTING	PROPOSED	
GROUND FLR	10,144 sf / 942.40m2	12,676sf /1,177.7m2	
MEZZANINE	n/a	640 sf/ 59.45 m2	
TOTAL GFA	10,144 sf / 942.40m2	13,316 sf/ 1,237.1 m2	
ROOF AREA	10,144 sf / 942.40m2	12,874 sf /1,196.03m2	
LOT COVERAGE	10,144 sf / 942.40m2	12,874 sf /1,196.03m2	
LOT COV. %	23.1 %	29.3%	

LOT AREA: 43,890 sf/ 4,077 m2			
LOT DEPTH: 336.49' /102.56m 328.40'/100.09m			
LOT FRONTAGE: 154'-0 / 46.94m (30m REQUIRED)			
SETBACKS	EXISTING	REQUIRED	PROPOSED
FRONT	30.63'/ 9.3m	9.0m	30.63'/ 9.3m
REAR	158.4'/48.3m	7.0m	158.4'/48.3m
SIDE (NE)	11.89'/ 3.6m	3.6m	11.89'/ 3.6m
SIDE (SW)	45.0'/ 13.7m	4.0m	19.9'/ 6.016m
MAX HEIGHT	19.5'/ 5.91m	N/A	24' / 7.32m
MIN. LANDSC	under 3.0m	3.0m	10'-6"/ 3.19m

USE CALCULATIONS

	PROPOSED	PERCENTAGE
MOTOR SALES	6,530 sf / 606.65 m2	49% of 1,237.1 m2
MOTOR REPAIR	6,786 sf/ 630.4 m2	51% of 1,237.1 m2
TOTAL GFA	13,316 sf/ 1,237.1 m2	100%

PARKING CALCULATIONS

	RULE	REQUIRED	PROPOSED
MOTOR SALES	1 PER 23m2	26.3	39
MOTOR REPAIR	1 PER 18m2	35	35
TOTAL PARKING		62	74
LOADING SPACE	COA A18-114	1	1

P.N.: 18.2539.00



Scale: N.T.S

Drawn By: D.S.

Date: October 11, 2023

Revised:

File No.: PN 2539_Variance_Plan



GWD
Gagnon Walker Domes
PROFESSIONAL PLANNERS

7685 Hurontario Street
Suite 501,
Brampton, Ontario
L6W 0B4
p: (905) 798-6790
t: 1 (855) 771-7266
w: www.gwdplanners.com