

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0314
Property Address: 22 Bramsteele Road
Legal Description: Con 2 EHS, Part Lot 1, RP 43R-546, Part 2, Ward 3
Agent: Gagnon Walker Domes Ltd., Richard Domes
Owner(s): 2411038 Ontario Inc.,
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, November 14, 2023 at 9:00 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 permit a motor vehicle sales establishment in conjunction with a motor vehicle repair shop, whereas the by-law does not permit a motor vehicle sales establishment.

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, and must be received no later than **4:00 pm on Thursday, November 9, 2023**.
- 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 **4:00 pm on Thursday, November 9, 2023**, 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.

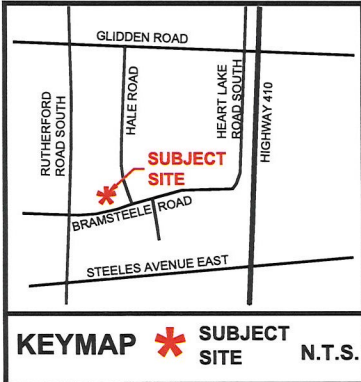
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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.

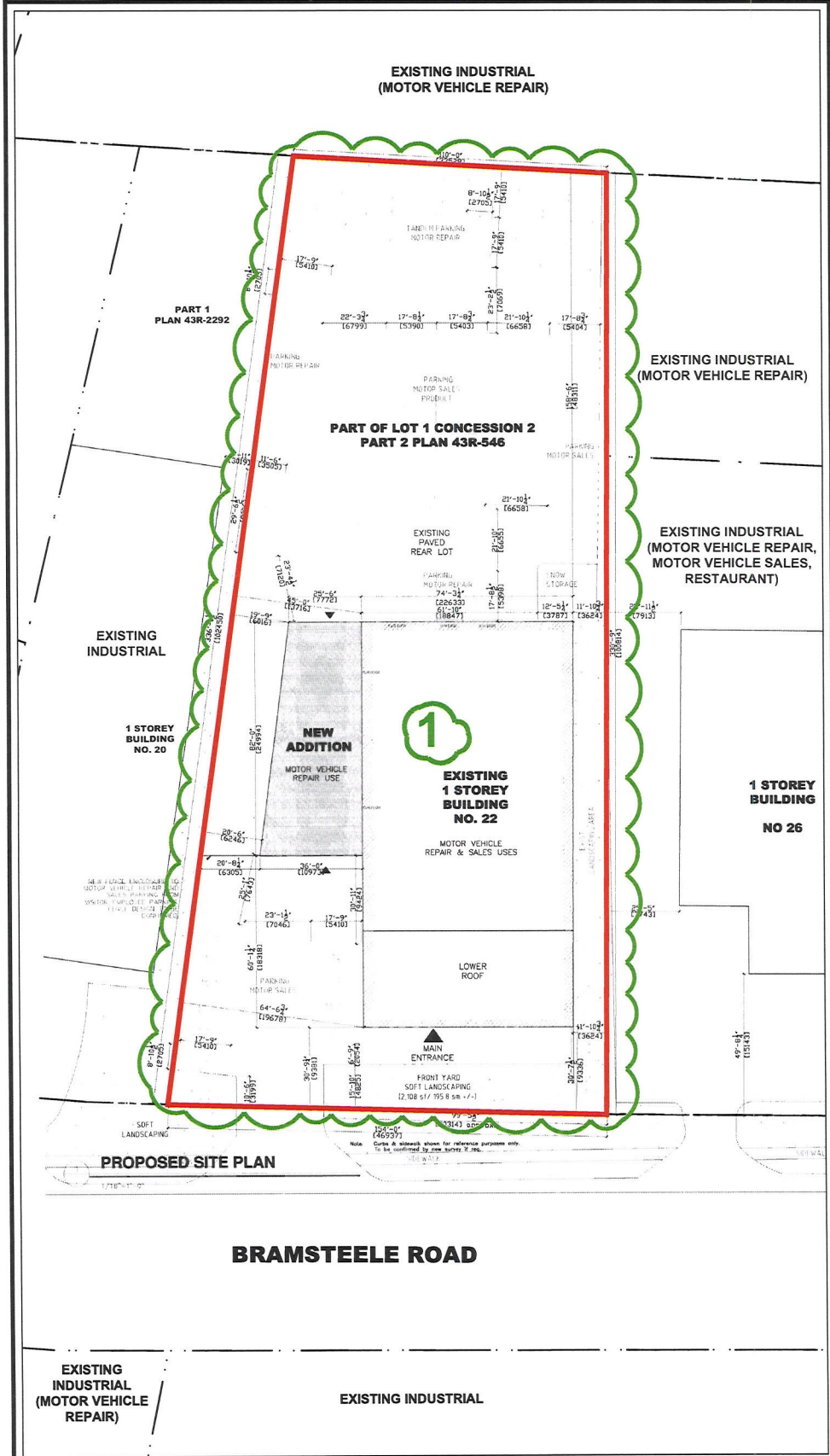
Dated this 3rd day of November 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



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.



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 / 942.40m ²	12,676sf / 1,177.7m ²
MEZZANINE	n/a	640 sf / 59.45 m ²
TOTAL GFA	10,144 sf / 942.40m ²	13,316 sf / 1,237.1 m ²
ROOF AREA	10,144 sf / 942.40m ²	12,874 sf / 1,196.03m ²
LOT COVERAGE	10,144 sf / 942.40m ²	12,874 sf / 1,196.03m ²
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)	118 9' / 3.6m	3.6m	118 9' / 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 m ²	49% of 1,237.1 m ²
MOTOR REPAIR	6,786 sf / 630.4 m ²	51% of 1,237.1 m ²
TOTAL GFA	13,316 sf / 1,237.1 m ²	100%

PARKING CALCULATIONS			
	RULE	REQUIRED	PROPOSED
MOTOR SALES	1 PER 23m ²	26.3	39
MOTOR REPAIR	1 PER 18m ²	35	35
TOTAL PARKING		62	74
LOADING SPACE	COA A10-114	1	1

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
- PROPERTY BOUNDARY
 - MINOR VARIANCES

P.N.: 18.2539.00	Date: October 11, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2539_Variance_Plan



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