Agenda
Committee of Adjustment
The Corporation of the City of Brampton

Date: Tuesday, July 29, 2025

Time: 9:30 a.m.

Location: Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall

Members:
Jarmanjit Singh Dehriwal (Chair)
Baljit Mand (Vice-Chair)
Jotvinder Sodhi (Vice-Chair)
Ron Chatha
Paul Khaira
James Reed
Sarbjeet Saini
Thisaliny Thirunavukkarasu
Manoharan Vaithianathan

The CoA meeting agenda, including minor variance and consent applications only, is published two Fridays prior to the scheduled Hearing date and the revised agenda, including staff reports and additional correspondence, etc. related to each application, is published the Friday prior to the scheduled Tuesday Hearing date.

Accessibility of Documents:
Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Secretary-Treasurer at coa@brampton.ca or 905-874-2100, TTY 905.874.2130 to discuss how we can meet your needs.

Note: This meeting will be live-streamed and archived on the City's website for future public access.

1. Call to Order

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Brampton, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

2. Adoption of Minutes

2.1 Committee of Adjustment Minutes - June 24, 2025

3. Region of Peel Comments

4. Declarations of Interest under the Municipal Conflict of Interest Act

5. Withdrawals Requests

6. Review of the Agenda for Immediate Approval

7. Deferral Requests

8. New Consent Applications

8.1 B-2025-0009

Sri Guru Nanak Sikh Centre Brampton

38 Fernforest Drive

Plan 43M1349, Part Block 276, Ward 9

The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years. The land to be leased is currently under construction as the future site of a three-storey long-term care facility, approved under SPA-2024-0107. The effect of the application is to facilitate a long-term lease (in excess of 21 years) between the owner of the lands, Sri Guru Nanak Sikh Centre Brampton (SGNSCB), and Niwaas Long-Term Care.

9. New Minor Variance Applications

9.1 A-2025-0032

1000382343 Ontario Ltd. (Corporation)

25 Newkirk Court, Unit 1

PSCP 1135, Level 1, Unit 1, Ward 2

The applicant(s) are requesting the following variance(s):

1. To permit a Truck Repair/Inspection use in conjunction with a warehouse, whereas the by-law does not permit motor vehicle repair as a principal or accessory use; and
2. To permit 187 parking spaces, whereas the by-law requires 210 parking spaces.

9.2 A-2025-0036

Gurmat Bibek Parchaar Society

139 Devon Road, Unit 6

Con 7, N.D., Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit a place of worship in Unit 6, whereas the by-law does not permit the use.

9.3 A-2025-0046

Tamanbir Khera, Simranjeet Gill

10 Settlers Field Road

Plan 43M2030, Lot 21, Ward 6

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 8.5 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.46 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

9.4 A-2025-0056

Ldask MBC Corporation, c/o Monterey Park Inc.

50 Gillingham Drive

Con 1, WHS, Part Lot 10, RP 43R4790, Part Part 1, Ward 5

The applicant(s) are requesting the following variance(s):

1. To permit a supermarket, whereas the by-law does not permit the use; and
2. To permit a place of commercial recreation, whereas the by-law does not permit the use.

9.5 A-2025-0057

Bhajan Singh Grewal, Gumej Kaur Grewal

1572 Queen Street West

Chinguacousy, Con 4, WHS, Part Lot 6 and RP 43R34001, Part 2, Ward 5

The applicant(s) are requesting the following variance(s):

1. To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of five (5) years, whereas the by-law does not permit the use.

9.6 A-2025-0058

1200635 Ontario Ltd.

158 Queen Street East

Plan, Br 5, Part Lot 19, Ward 1

The applicant(s) are requesting the following variance(s):

1. To permit the gross floor area of 240.21 square metres which is 24.4% greater then the existing gross floor area (193.1 square metres) that existed on the date of passing of the by-law amendment, whereas the by-law permits the maximum gross floor area to be the existing gross floor area that existed on the date of passing of the By-law amendment, plus 10%.

10. Deferred Consent Applications

Nil

11. Deferred Minor Variance Applications

11.1 **A-2022-0268**

Mohammed Ilyas

2257 and 2267 Embleton Road

Con 5, WHS Part Lot 5, Ward 6

Deferred from March 28, 2023, December 19, 2023, April 23, 2024, June 18, 2024, and December 10, 2024

The applicant(s) are requesting the following variance(s):

1. To permit a Day Nursery, whereas the by-law does not permit the use;
2. To permit a maximum building height of 11.47 metres, whereas the by-law permits a maximum building height of 10.6 metres;
3. To permit 22.5% of the front yard to be landscaped open space, whereas the by-law requires 70% of the front yard to be landscaped open space;
4. To permit a proposed roof canopy to encroach 3.22 metres into the front yard setback, resulting in a setback of 8.78 metres from the roof canopy to the front lot line, whereas the by-law permits a roof canopy to encroach a maximum 2 metres into the front yard setback, resulting in a required setback of 10 metres from the roof canopy to the front lot line;
5. To permit a maximum fence height of 1.8 metres in the required front yard, whereas the by-law permits a maximum fence height of 1 metres in the required front yard;
6. To permit a total of 54 parking spaces whereas the by-law requires a minimum 58 parking spaces; and
7. To permit a parallel parking space width of 2.72 metres, whereas the by-law requires a minimum parallel parking space width of 2.75 metres.

12. **Correspondence Discussion Required**

12.1 **Gagan Bajwa, Brampton resident, Fee Reduction Request, dated July 2, 2025 - Fee Reduction Request, dated May 29, 2025**

12.2 **Nadeem Ismaili, Brampton resident, Fee Reduction Request, dated July 7, 2025**

12.3 **Henry Wilson, Brampton resident, Fee Reduction Requested, dated June 25, 2025**

12.4 **Bashir Nasir, Brampton resident, Fee Reduction Request, dated July 9, 2025**

13. Adjournment

Next Scheduled Meeting: August 26, 2025

Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, June 24, 2025

Members Present:	Jarmanjit Singh Dehriwal (Chair) Baljit Mand (Vice-Chair) Jotvinder Sodhi (Vice-Chair) Ron Chatha James Reed Sarbjeet Saini Thisaliny Thirunavukkarasu Manoharan Vaithianathan
Members Absent:	Paul Khaira
Staff Present:	Ross Campbell, Manager, Zoning and Sign By-law, Planning, Building and Growth Management Francois Hemon-Morneau, Principal Planner/Supervisor, Planning, Building and Growth Management Megan Fernandes, Assistant Development Planner, Planning, Building and Growth Management Courtney Sutherland, Assistant Development Planner Annie Thomson, Planning Technician, Development Services Marina Shafagh, Planner I, Development Services Tammi Jackson, Legislative Coordinator

1. Call to Order

The meeting was called to order at 9:31 a.m. and adjourned at 11:35 a.m.

As this Committee of Adjustment Committee meeting was conducted with electronic and in-person participation by Members of Committee, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Jarmanjit Singh Dehriwal (Chair), Baljit Mand (Vice-Chair), Jotvinder Sodhi (Vice-Chair), Sarbjeet Saini, James Reed, Manocharan Vaithianathan, Thisaliny Thirunavukkarasu and Ron Chatha.

Members absent during roll call: Paul Khaira (personal)

2. Adoption of Minutes

2.1 Committee of Adjustment Minutes - May 27, 2025

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That the minutes of the Committee of Adjustment hearing held May 27, 2025 be approved, as printed and circulated.

Carried

3. Region of Peel Comments

3.1 Dana Jenkins, Region of Peel Comments, dated June 12, 2025

The Committee Chair J. Dehriwal noted correspondence received from the Region of Peel.

4. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

5. Withdrawals Requests

Nil

6. Review of the Agenda for Immediate Approval

Moved by: S. Saini

Seconded by: J. Sodhi

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its June 24, 2025, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
9.1	A-2025-0049	31 Rosegarden Drive
9.4	A-2025-0053	25 Frederick Street

2. This decision reflects that in the opinion of the Committee, for each application:

    1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

    2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan is maintained, and the variance is minor.

Carried

7. Deferral Requests

7.1 A-2025-0050

Williams Parkway Torbram Holdings LP

9501-9511 Tobram Road

Chinguacousy Con 6, EHS Part Lots 8 and 9, RP 43R12541, Parts 5 to 8, Part, Parts 1, 2, 3, RP 43R40673, Parts 14, 15, 18 to 20 and 24, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit a 0.0 metres setback to a Floodplain zone, whereas the by-law required a minimum setback of 30 metres;

2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the by-law requires a minimum street line setback of 25 metres from North Park Drive;

3. To permit a building height of 15.3 metres, whereas the by-law permits a maximum building height of 9.0 metres;

4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the by-law requires a minimum side yard setback of 30.0 metres;

5. To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the by-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;

6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the by-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;

7. To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the by-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;

8. To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the by-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;

9. To provide 381 parking spaces, whereas the by-law requires 457 parking spaces; and

10. To permit a building within a Floodplain zone, whereas the by-law prohibits buildings within a Floodplain zone.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2025-0050 be deferred to no later than the last hearing of September 2025.

Carried

7.2 B-2025-0006

Brijinderpal Singh Bhullar, Jagtar Raman, Davinder Mangat (1000395283 Ontario Inc.)

0 Finley Road and Glidden Road

Plan 676, Part Block A, RP 43R435, Part 5, Ward 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5695.76 square metres. The proposed severed lot has a frontage of approximately 12.33 metres and a depth of approximately 439.49 metres. It is proposed that the severed parcel be merged with the adjacent parcel to the north municipally addressed as 110 Glidden Rd and south municipally addressed as 0 Finley Rd (PIN 141620154 and PIN 141620032).

Moved by: B. Mand

Seconded by: S. Saini

That application B-2025-0006 be deferred to no later than the last hearing of September 2025.

Carried

7.3 B-2025-0008

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The purpose of this consent application is to request consent to sever a parcel of land currently having a total area of approximately 42,555.56 square metres (4.256 hectares / 10.52 Acres) together with mutual access easements for a shared driveway and walkway and servicing easements. The proposed severed lot has a frontage of approximately 54.1 metres; a depth of approximately 100.5 metres and an area of approximately 7,207.15 square metres (0.72 hectares / 1.78 Acres). The consent application seeks to enable the creation of one non-residential lot under separate ownership and to establish a mutual access and

servicing easements between the retained and severed lots. No new construction or site alteration is being contemplated.

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That application B-2025-0008 be deferred to no later than the last hearing of August 2025.

Carried

7.4 A-2025-0054

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The applicant(s) are requesting the following variance(s):

To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That application A-2025-0054 be deferred to no later than the last hearing of August 2025.

Carried

8. New Consent Applications

8.1 B-2025-0006

Brijinderpal Singh Bhullar, Jagtar Raman, Davinder Mangat (1000395283 Ontario Inc.)

0 Finley Road and Glidden Road

Plan 676, Part Block A, RP 43R435, Part 5, Ward 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5695.76 square metres. The

proposed severed lot has a frontage of approximately 12.33 metres and a depth of approximately 439.49 metres. It is proposed that the severed parcel be merged with the adjacent parcel to the north municipally addressed as 110 Glidden Rd and south municipally addressed as 0 Finley Rd (PIN 141620154 and PIN 141620032).

Brought forward and dealt with under item 7.2

8.2 B-2025-0008

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The purpose of this consent application is to request consent to sever a parcel of land currently having a total area of approximately 42,555.56 square metres (4.256 hectares / 10.52 acres) together with mutual access easements for a shared driveway and walkway and servicing easements. The proposed severed lot has a frontage of approximately 54.1 metres; a depth of approximately 100.5 metres and an area of approximately 7,207.15 square metres (0.72 hectares / 1.78 acres). The consent application seeks to enable the creation of one non-residential lot under separate ownership and to establish a mutual access and servicing easements between the retained and severed lots. No new construction or site alteration is being contemplated.

Brought forward and dealt with under item 7.3

9. New Minor Variance Applications

9.1 A-2025-0049

Tejinderpal Bedi, Sukhdeep Kaur

31 Rosegarden Drive

Plan M350, Lot 21, Ward 10

The applicant(s) are requesting the following variance(s):

1. To permit a proposed single detached dwelling having a maximum building height of 14.87 metres, whereas the by-law permits a maximum building height of 10. metres; and

2. To permit a maximum garage door height of 2.74 metres for the attached garages, whereas the by-law permits a maximum garage door height of 2.4 metres.

This application was approved under the Review of the Agenda section, as follows:

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2025-0049 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;

2. That should previously undocumented archeological resources be discovered, there may be a new archeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent/ person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff. In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent;

3. That any persons discovering human remains notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services, as required by the Funeral, Burial and Cremation Services Act;

4. That a Tree Inventory & Preservation plan and report will be required through the associated Custom Home Application for this property, CH-2025-0009. Open Space staff have concerns with any construction impacting the long-term health of any existing trees. The trees are to be identified on the plan and protected with hoarding at the dripline. This also includes trees on public property. Any work within the dripline of the existing trees is strongly discouraged;

5. That the applicant shall contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval. A tree removal permit will be required. City Forestry staff will not issue a permit to remove a City street tree. Any tree removals will require compensation / new tree plantings on the subject site;
6. That arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 A-2025-0050

Williams Parkway Torbram Holdings LP

9501-9511 Tobram Road

Chinguacousy Con 6, EHS Part Lots 8 and 9, RP 43R12541, Parts 5 to 8, Part, Parts 1, 2, 3, RP 43R40673, Parts 14, 15, 18 to 20 and 24, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit a 0.0 metres setback to a Floodplain zone, whereas the By-law required a minimum setback of 30 metres;
2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the By-law requires a minimum street line setback of 25 metres from North Park Drive;
3. To permit a building height of 15.3 metres, whereas the By-law permits a maximum building height of 9.0 metres;
4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the By-law requires a minimum side yard setback of 30.0 metres;
5. To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the By-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;

6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the By-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;
7. To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the By-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
8. To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the By-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;
9. To provide 381 parking spaces, whereas the By-law requires 457 parking spaces; and
10. To permit a building within a Floodplain zone, whereas the By-law prohibits buildings within a Floodplain zone.

Brought forward and dealt with under item 7.1

9.3 A-2025-0051

2320478 Ontario Inc.

54 Nuggett Court

Plan 977, Part Blocks S, U, Plan M643, Part Block 1, RP 43R14908, Parts 26, 27, 28, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit the use of a motor vehicle repair shop as an accessory use to the existing manufacturing and warehousing operation in order to service their own vehicles, whereas the by-law does not permit a motor vehicle repair shop; and
2. To permit two loading spaces measuring 3.23 metres in width and 9.0 metres in length, whereas the by-law requires two loading spaces measuring 3.7 metres in width and 9.0 metres in length.

Gursewak Singh, authorized agent was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: J. Sodhi

Seconded by: M. Vaithianathan

That application A-2025-0051 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner shall obtain a building permit for any alterations to the building prior to occupancy of the unit;
3. That the owner shall submit a Limited Site Plan Application to facilitate the proposed work;
4. Regional staff note that there is a Regional sanitary easement on the subject property. The owner shall ensure that no unauthorized encroachments on Regional easements will occur;
5. That the applicant provides the required $1,250.00 Toronto and Region Conservation Authority (TRCA) planning review fee, as per the letter dated June 11, 2025; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.4 A-2025-0053

Agyei Peprah-Asiase, Irene Sarpong

25 Frederick Street

Plan BR 27, Part Lot 17, Ward 3

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 3.0 metres to a proposed carport, whereas the by-law requires a front yard setback of 6.0 metres to a carport.

This application was approved under the Review of the Agenda section, as follows:

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2025-0053 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the proposed carport be of a primarily open style construction and shall not be fully enclosed;
3. That the Applicant respect any existing trees along the shared/ common property lines. Any tree removals along a shared property line require written permission from the adjacent landowner prior to a tree removal permit being issued;
4. That the Applicant resubmit the plans with the trees identified for protection, removal and new plantings as a condition of minor variance/ CofA approval;
5. That the Applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 A-2025-0054

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.

Brought forward and dealt with under item 7.4

10. Deferred Consent Applications

Nil

11. Deferred Minor Variance Applications

11.1 A-2024-0068

Baligh Graieb, Nora Graieb

10 Hazelwood Drive

Plan 717, Lot 100, Ward 7

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 2.15 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum front yard setback of 9.0 metres;
2. To permit an interior side yard setback of 2.587 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
3. To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
4. To permit a setback of 4.1 metres for a garage door opening to a front yard line, whereas the by-law requires a minimum setback of 6.0 metres from a front or flankage line to a carport or garage door opening;
5. To permit a maximum lot coverage of 38%, whereas the by-law permits a maximum lot coverage of 25%;
6. To permit 2 accessory structures (Existing Pergola ‘C’ & Existing Shed ‘B’) to be constructed on an easement, whereas the by-law does not permit accessory structures to be constructed upon any easement;

7. To permit 3 accessory structures, whereas the zoning by-law permits a maximum of not more than one swimming pool enclosure, and two accessory buildings, other than a swimming pool on a lot;

8. To permit an accessory structure (Existing Pergola ‘A’) having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;

9. To permit an accessory structure (Existing Pergola ‘A’) having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;

10. To permit an accessory structure (Existing Pergola ‘C’) to be used for human habitation, whereas the by-law does not permit an accessory structure to be used for human habitation;

11. To permit an accessory structure (Existing Pergola ‘C’) having a gross floor area of 37.35 square metres (402 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;

12. To permit an accessory structure (Existing Pergola ‘C’) having a height of 3.1 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;

13. To permit a combined gross floor area of 65.13 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;

14. To permit a semicircular Residential Driveway with a maximum surface area of 64.28% of the front yard area, whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway; and

15. To permit a garage door having a maximum height of 2.75 metres as an Attached Garage, whereas the by-law permits a maximum garage door height of 2.4 metres.

Baligh Graieb the applicant was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2024-0068 is supportable, subject to the following conditions being imposed:

1. That the extent of the Variances be limited to that shown on the sketch attached to the Notice of Decision and that Variances 2 and 3 be rounded to 1 decimal point;
2. The applicant/owner shall obtain a building permit for the rear yard gazebo structures within 60 days of the decision of approval or extended at the discretion of the Chief Building Official;
3. That the applicant/owner shall make arrangements satisfactory to the Director of Development services to provide a description of the rear yard easement(s) and to secure written confirmation advising that the owner of the easement(s) has no objection with the two accessory structures (shed and pergola) being located within the easement. Upon receipt of the confirmation letter, the Director of Development Services will confirm if the two accessory structures (shed and pergola) will be able to remain within the easement, or will set out the necessary timing and arrangements for the removal of one or both of these structures;
4. That the applicant/owner obtain a Custom House Architectural Control approval prior to the submission of a building permit application;
5. That the applicant/owner contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required;
6. That drainage for the accessory structures shall not adversely impact the adjacent properties;
7. That the applicant/owner obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works and the associated review fee of $995.00 (Works on Private Residential Property – Standard) fee as per the letter dated April 23, 2025;

8. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.2 A-2024-0413

1000340771 Ontario Inc.

2084 Steeles Avenue East, Units 3 and 4

PSCP 1124, LVL 1, UN 48, Ward 7

The applicant(s) are requesting the following variance(s):

1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and
2. To permit 448 parking spaces to be provided on site, whereas the by-law requires 605 parking spaces to be provided on site.

Deferred from January 28, 2025 and April 29, 2025.

Haroon Malik, authorized agent was present and provided an overview of the application.

Ranjit Birdi, Brampton resident and Board Member was present and presented a proxy to all other units in the plaza.

The Committee Chair J. Dehriwal inquired if all the units do not want this application to move forward.

Ranjit Birdi advised that was correct.

Ross Campbell, Manager, Zoning and Sign By-Law advised they cannot confirm, and that these proxy documents cannot be validated.

Manish Patel, Director of the Condominium Board advised they are in the process of revising the usage policy within the corporation. At the location there is a parking shortage. The Condominium Corporation can provide all the information of other tenants if an email is sent.

The applicant advised committee the condominium corporation is using bad faith, and that the application relates to use of indoor parking only, not outdoor parking; that a change of use permission has already been obtained, and requested staff remove Condition #4. The condominium corporation will not provide the letter as they are acting in bad faith.

Member B. Mand inquired how many outdoor spots are being used.

The applicant advised they are only using the spot they were allotted.

Member S. Saini inquired why they are applying for a parking variance.

The applicant advised the City of Brampton requires that variance.

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal inquired with staff if soon the builder will have all the authority to authorize which businesses can operate how can the legal gap be addressed at this time, they are not legally bond with the Condominium Corporation currently.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the application states the requirement regarding the Condominium Corporation application.

The Committee Chair J. Dehriwal advised they already have the letter from the declarant.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised staff cannot comment on the legal aspect of the letter from the declarant.

Member B. Mand expresses his support regarding this application, given Committee has already received a letter from the declarant authorizing their operation until October 2025. The City has requested an additional letter from the Condominium Corporation, and he respectfully requested that this condition be removed.

The Committee Chair J. Dehriwal advised their application is not to store any vehicles outside and all vehicles will be indoor only.

Member R. Chatha advised additional studies have already been requested, and they were conducted. He did visit the plaza yesterday and there are other businesses using additional parking spaces. The committee understands there will be no outdoor storage. The vehicles will be stored indoor.

Member J. Sodhi commented the applicants have been suffering for months and that he is in support this application.

The Committee Chair J. Dehriwal inquired how can Condition #4 be removed.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the condition will be removed by staff.

The authorized agent agreed with the conditions.

Moved by: J. Sodhi

Seconded by: B. Mand

Member R. Chatha dissented.

That application A-2024-0413 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That no outside display or storage of vehicles shall be permitted on site;
3. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

12. Correspondence Discussion Required

12.1 Andrew Walker, Gagnon Walker Domes - Fee Reduction Request, dated May 29, 2025

Andrew Walker, Gagnon Walker Domes, was present and requested a reduction in the application fee for 2548 Embleton Road.

Member J. Reed commented that the measurements were confirmed through the site plan process and require a new minor variance application.

Andrew Walker advised that the measurements are as per the site plan application.

Moved by: J. Reed

Seconded by: J. Sodhi

That the fee imposed be set at $2,000 for the minor variance application located at 2548 Embleton Road, Brampton.

Carried

12.2 Inderbir Singh Rai, Dasmesh Khalsa School Brampton - Fee Reduction Request, dated June 20, 2025

Inderbir Singh Rai, Dasmesh Khalsa School Brampton, was present in chambers and provided an overview of the request for a fee reduction.

Member J. Sodhi advised Committee should be supporting the youth; it is good for society. The education and religious studies are supportable.

Member J. Reed commented the application is in an industrial area which will cause use conflicts in the future. He agrees with support of non-profit organizations but if Committee starts this process, it will have many charitable organizations coming forward to the committee.

Member J. Sodhi advised we will review all applications as they come before us.

Member B. Mand expressed Committee can discuss land use later, but it do not get nonprofit applications very often.

The Committee Chair J. Dehriwal advised Committee should not be waiving the fee in full but could offer a reduction.

Member J. Sodhi commented the fees are high and this is a non-profit organization.

Moved by: J. Sodhi

Seconded by: M. Vaithianathan

Member J. Reed dissented

That the 2024 fee structure apply to the application located at 11075 Clarkway Drive, Brampton, Ontario.

Carried

13. Adjournment

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on July 29, 2025 at 9:30 a.m. or at the call of the Chair.

Carried

_____

J. Singh Dehriwal, Chair

_____

T. Jackson, Legislative Coordinator

Flower City

brampton.ca

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

APPLICATION NUMBER: "B"- 2025-0009

The personal Information collected on this form is collected pursuant to subsection 53(2) 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
Consent
(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Sri Guru Nanak Sikh Centre Brampton ; SARWAN GILL (C.S)
(print given and family names in full)

Address 99 Glidden Road, Brampton ON L6T 2H8

Phone # _____ **Fax #** _____

Email _____

(b) Name of Authorized Agent Gursewak Singh - King Consultants Inc.

Address Unit 2, 177 Zenway Blvd Vaughan ON L4H 3H9

Phone # 905-965-1610 **Fax #** _____

Email singhplan@outlook.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: A Technical Consent for a proposed lease of 30 years for the use of the Tenant.

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

Niwaas Long Term Care

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street Fernforest Drive **Number** 380

b) Concession No. BLOCK-276 **Lot(s)** _____

c) Registered Plan No. 43M-1349 **Lot(s)** Part 1

d) Reference Plan No. 43R-41872 **Lot(s)** _____

e) Assessment Roll No. 10-07-0-023-31498-0000 **Geographic or Former Township** _____

5. Are there any easements or restrictive covenants affecting the subject land?

Yes ☐ **No** ☑

Specify: _____

6. **Description of severed land: (in metric units)** Leased to operate Long Term Care on behalf of the Landowner.

a) **Frontage** 113.90m **Depth** 67.70m **Area** 11,450.60m2

b) **Existing Use** Institutional Two - I2 **Proposed Use** Institutional Two - I2

c) **Number and use of buildings and structures (both existing and proposed) on the land to be severed:**

(existing) No Change.

(proposed No Change.

d)

Access will be by:	Existing	Proposed
Provincial Highway	☐	☐
Municipal Road - Maintained all year	☑	☑
Other Public Road	☐	☐
Regional Road	☐	☐
Seasonal Road	☐	☐
Private Right of Way	☐	☐

e) **If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?**

f)

Water supply will be by:	Existing	Proposed
Publicly owned and operated water systen	☑	☑
Lake or other body of water	☐	☐
Privately owned and operated individual or communal well	☐	☐

Other (specify):

g)

Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	☑	☑
Privy	☐	☐
Privately owned and operated individual or communal septic system	☐	☐

Other (specify):

7. **Description of retained land: (in metric units)** N/A

a) **Frontage** 113.90m **Depth** 67.70m **Area** 11,450.60m2

b) **Existing Use** I2-MZO 248-22 **Proposed Use** I2-MZO 248-22

c) **Number and use of buildings and structures (both existing and proposed) on the land to be retained:**

(existing) No Change.

(proposed No Change.

d) Access will be by:	Existing	Proposed
Provincial Highway	☐	☐
Municipal Road - Maintained all year	☑	☑
Other Public Road	☐	☐
Regional Road	☐	☐
Seasonal Road	☐	☐
Private Right of Way	☐	☐

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

_____

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water systen	☑	☑
Lake or other body of water	☐	☐
Privately owned and operated individual or communal well	☐	☐

Other (specify): _____

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	☑	☑
Privy	☐	☐
Privately owned and operated individual or communal septic system	☐	☐

Other (specify): _____

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	I2-MZO 248-22	I2-MZO 248-22
Official Plans		
City of Brampton	MZO 248-22	MZO 248-22
Region of Peel	MZO 248-22	MZO 248-22

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☑ No ☐

File # 43M-1349 Status/Decision Approved

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☑ No ☐

Date of Transfer 2009 Land Use Vacant Residential Block

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	C04E12.002	Approved
Zoning By-law Amendment	C04E12.002	Approved
Minister's Zoning Order	OZS-2022-0003	Approved
Minor Variance	A06-106	Approved
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	21T-88049B & 21T-97006B	Approved

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act?*
Yes ☑ **No** ☐

13. Is the subject land within an area of land designated under any Provincial Plan?
Yes ☐ **No** ☑

14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☐ **No** ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the CITY of BRAMPTON

this 19 day of JUNE, 2025.

Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, GURSEWAK SINGH of the CITY of BRAMPTON

in the County/District/Regional Municipality of PEEL solemnly declare that all the statements contained in t application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the CITY of BRAMPTON

in the REGION of PEEL

this 19 day of JUNE, 2025.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires June 20, 2028.

Signature of a Commissioner, etc.

Signature of applicant/solicitor/authorized agent, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

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

Zoning Officer

Date

DATE RECEIVED June 19, 2025

Date Application Deemed Complete by the Municipality June 19, 2025

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.

2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land

3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.

4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.

5. The sketch shall show

   a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;

   b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;

   c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);

   d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;

   e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;

   f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;

   g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;

   h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;

   i) the location and nature of any easement affecting the subject land; a

   j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.

6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Sri Guru Nanak Sikh Centre Brampton ,
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;

1. Gursewak Singh - King Consultants Inc. ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

2. Representing the undersigned before the Committee of Adjustment,

2. Gursewak Singh - King Consultants Inc ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

3. Gursewak Singh - King Consultants Inc ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 10th day of June , 2025.

(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

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

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.

3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

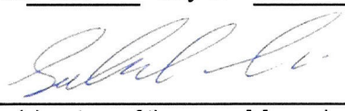
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 380 Fernforest Drive

I/We, Sri Guru Nanak Sikh Centre Brampton
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 10th day of June, 2025.



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

Sulinder Singh
(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 heret

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

8. Committee of Adjustment			
8.1	**Residential* Minor Variance Applications** ***Excluding Apartment Buildings**		
8.1.1	Above/Below Grade Door/Window related Application	**$11,949**	Per Application
8.1.2	Driveway and/or Parking related Application	**$11,949**	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	**$11,949**	Per Application
8.1.4	All Other Variances	**$2,990**	Per Variance to a Maximum Fee of $11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	**$11,949**	Per Application
8.1.6	Maximum Fee	**$11,949**	Per Application
8.2	**Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications**		
8.2.1	Minor Variance Application	**$11,949**	Per Application
8.3	**Consent Applications**		
8.3.1	Consent Application – Lot Creation	**$10,157**	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23)	**$5,078**	Per Application
8.3.3	Consent Certificate	**$2,127**	Per Certificate
8.4	**General Committee of Adjustment Fees**		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	**50% of Application Fee**	Per Deferral
8.4.2	Replacement Notice Sign	**$75**	Per Sign

Committee of Adjustment Application Refunds:

- 75% refund if withdrawn prior to internal circulation
- 50% refund if withdrawn prior to circulation of public notice of a hearing.
- No refund if withdrawn once the circulation of the public notice of a hearing has occurred

King Consultants Inc.
Land Use Planning and Development Consultants

T: 905-965-1610
Gursewak@kingconsults.ca

June 16th, 2025
Committee of Adjustment
Planning, Building and Economic Development
City of Brampton
City Hall
2 Wellington St West
Brampton, Ontario L6Y 4R2

Attn: Planning, Building and Development Staff, City of Brampton

RE: Request for Technical Consent for 380 Fernforest Drive, Brampton

King Consultants Inc. is the planning consultant representing the registered owner, Sri Guru Nanak Sikh Centre Brampton (hereto referred to as "Landlord"), of the above-noted property in the City of Brampton. We are applying to the Committee of Adjustment to seek Consent under *Section 50* of the *Planning Act* to apply for:

1. A Technical Consent for a proposed long-term lease of 30 years in favour of Niwaas Long Term Care (hereto referred to as "Tenant") pursuant to *Section 50(3)* of the *Planning Act*.

The Subject Lands are legally described as BLK 276 PL 43M-1349; SAVE AND EXCEPT PT 1 PL 43R-24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067; 43R-41872.

ARN: 10070023314980000.

PIN:14224-1322

Description of Subject Lands

The Subject Lands are bounded by Sandalwood Parkway East to the south, Fernforest Drive to the west and Kalahari Drive to the south in intersections in Brampton, Ontario. The site measures a total lot area of 1.145 Hectares (2.829 acres) and is supported by a frontage of 113.90m (on Fernforest Drive), a width of 140.05m, a depth of 67.70m, and one primary full movement access driveway and one right-in-right-out driveway from Fernforest Drive. The Subject Lands are subject to the approvals of Ministerial Zoning Order 248-22 which applies to the Regional, Local Municipal Plans and Zoning By-law to permit a Long-Term Care Home and accessory uses (I2-MZO-248-22). The Site is currently undergoing condition permit level construction that includes site grading and site servicing installation through the conditionally approved SPA-2024-0107. The release of the fully approved SPA-2024-0107 is forthcoming.

Land Lease

Pursuant to *Section 50(3)* of the *Planning Act*, any conveyances of land or entitlement in the land that exceeds a period of 21 years, or more is prohibited unless relief is granted through a Committee of Adjustment decision. *Section 50(3)(f)* of the *Planning Act* specifically permits relief to this requirement, and states *"a consent is given to convey, mortgage or charge the land, or grant, assign or exercise a power of appointment in respect to the land or enter into an agreement in respect of the land."*

King Consultants Inc.
Land Use Planning and Development Consultants
T: 905-965-1610
Gursewak@kingconsults.ca

The intent of the application is to seek *Planning Act* Consent to apply a lease in the excess of 21 years to the Subject Lands by the "Landlord" in favour of the "Tenant" to occupy the future institutional structure and grounds within the area described in the attached Reference Plan: 43R-41872. The lease area is identified as Part 1 in 43R-41872 and represents an area of 11,450.60m^2. The "Landlord" is seeking to enter into a ground lease with the "Tenant" once relief is provided by the Committee of Adjustment to allow the Tenant to operate the long-term care home facility and its grounds. Pursuant to *Section 53(12*) and *Section 51(24)*, the long-term lease conforms to the *Planning Act* within the following criteria:

- The long-term lease has no effect on matters of provincial interest;
- The long-term lease is not premature or contrary to the public interest;
- The long-term lease aligns with the Official Plan and Zoning By-law and does not adversely affect the nearby existing plan of subdivisions;
- The proposed consent would facilitate the operations of the approved long-term care facility. The use of the lands is approved and deemed suitable;
- The proposed long-term lease does not affect or create any concern with regard to the adequacy of the road network as these matters have been sorted and approved through SPA-2024-0107;
- The proposed consent does not create new lots. The shape and dimensions of the proposed lease area is appropriate for the intended use and operation of the facility and lands;
- The proposed consent does not create concern with regards to the restrictions on the lands, including the leased area;
- The long-term lease presents no concerns with regard to flood control and the conservation of natural resources;
- There are no concerns with regard to the adequacy of utilities and municipal services as these matters have been sorted and approved through SPA-2024-0107;
- The long-term lease presents no concerns with regard to the adequacy of school sites;
- There are no concerns related to conveyances for public purposes as lands required for such purpose were conveyed and approved through SPA-2024-0107 as illustrated in 43R-41872;
- The proposed consent does not have any impacts on matters of energy conservation;
- The new building under construction has been approved pursuant to *Subsection 41(2)* of the *Act* under the cover SPA-2024-0107. The proposed long-term lease does not encumber or restrict the development of the lands or the building.

Submitted Materials

Enclosed within the submission are the following documents in support of our Technical Consent application to the Committee of Adjustment:

- Consent Application
- Reference Plan 43R-41872

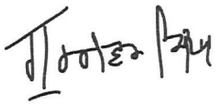
Should a copy of the Ground Lease be required, a copy of the draft agreement can be provided by contacting the undersigned.

We trust that the above materials are in order. Should you require any further information, do not hesitate to contact the undersigned.

King Consultants Inc.
Land Use Planning and Development Consultants

T: 905-965-1610
Gursewak@kingconsults.ca

Warm regards,



Gursewak Singh MSc. Pl.
Director, Planner
King Consultants Inc.
Provisional Member MCIP, RPP
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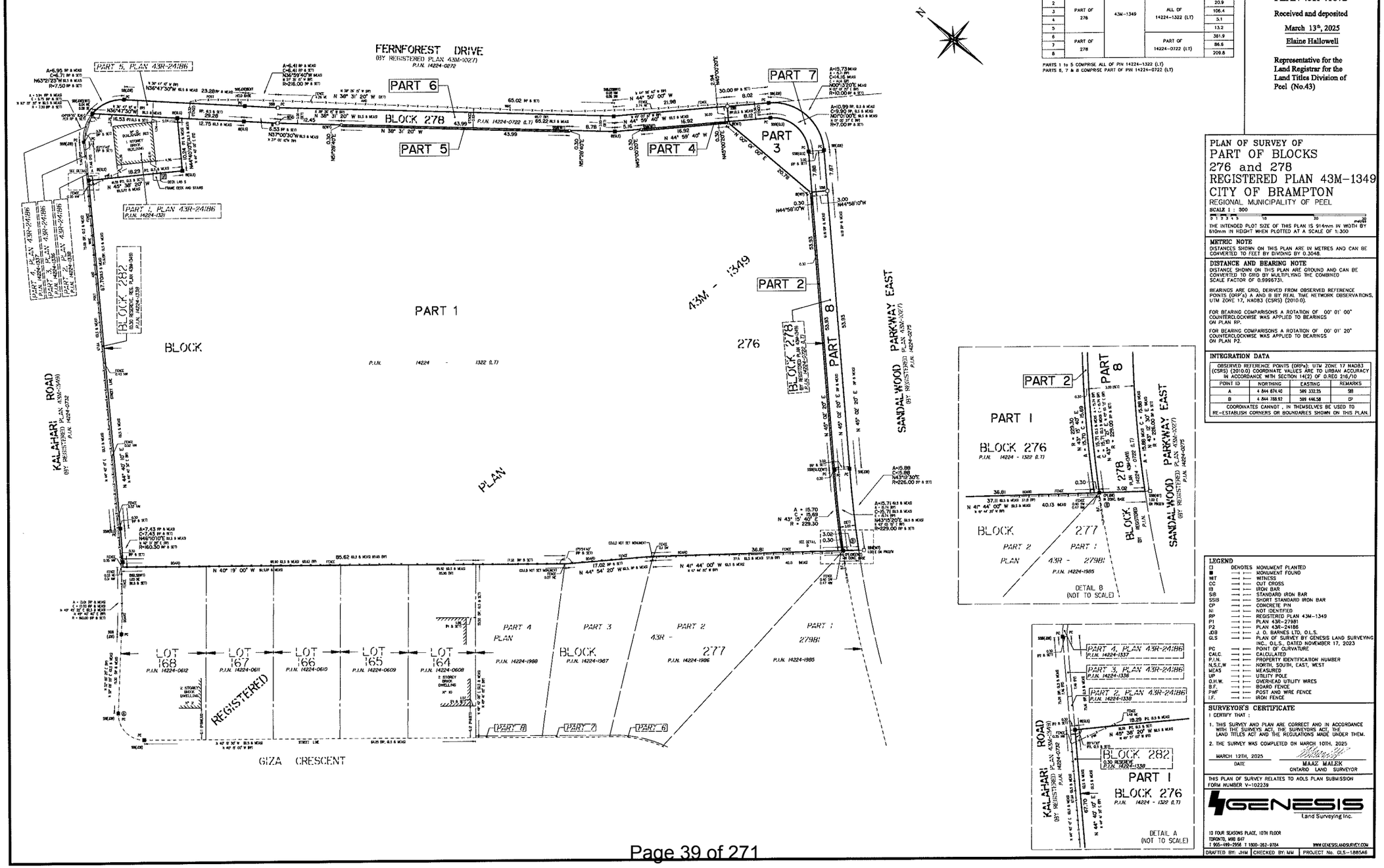
Vaughan, ON L4H 3H9
905-965-1610
singhplan@outlook.com
gursewak@kingconsults.ca



PART	BLOCK	PLAN	PIN	AREA (m²)
1	PART OF 276	43M-1349	ALL OF 14224-1322 (LT)	11 450.6
2				20.9
3				106.4
4				5.1
5				13.2
6	PART OF 278		PART OF 14224-0722 (LT)	381.9
7				86.6
8				209.8

LEGEND		
□	DENOTES	MONUMENT PLANTED
■		MONUMENT FOUND
WIT		WITNESS
CC		CUT CROSS
IB		IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CP		CONCRETE PIN
NI		NOT IDENTIFIED
RP		REGISTERED PLAN 43M-1349
P1		PLAN 43R-27981
P2		PLAN 43R-24186
JDB		J. D. BARNES LTD, O.L.S.
GLS		PLAN OF SURVEY BY GENESIS LAND SURVEYING INC., O.L.S. DATED NOVEMBER 17, 2023
PC		POINT OF CURVATURE
CALC.		CALCULATED
P.I.N.		PROPERTY IDENTIFICATION NUMBER
N,S,E,W		NORTH, SOUTH, EAST, WEST
MEAS		MEASURED
UP		UTILITY POLE
O.H.W.		OVERHEAD UTILITY WIRES
B.F.		BOARD FENCE
PWF		POST AND WIRE FENCE
I.F.		IRON FENCE

NIWAAS
LONG-TERM CARE

Website: niwaas.ca
Email: info@niwaas.ca

99 Glidden Road
Brampton, ON
L6T 2H8

To Whom It May Concern,

This letter is to confirm the relationship between Niwaas Long-Term Care and Sri Guru Nanak Sikh Centre Brampton (SGNSCB), located at 99 Glidden Road, Brampton, ON.

Sri Guru Nanak Sikh Centre Brampton is the landowner of the property located at 380 Fernforest Drive, Brampton, the future site of the Niwaas Long-Term Care facility. SGNSCB serves as the parent organization of Niwaas Long-Term Care and plays an essential role in the vision and oversight of the project.

Niwaas Long-Term Care is a project initiated and developed under the guidance of SGNSCB, with the purpose of delivering a culturally specific, community-based long-term care home that meets the needs of the Sikh-Punjabi community and broader population of Brampton and surrounding areas.

As the project developer, Niwaas Long-Term Care is responsible for all aspects of planning, fundraising, design, and construction of the facility, operating under the broader mission and direction of Sri Guru Nanak Sikh Centre Brampton.

Should further clarification be required regarding this relationship, please do not hesitate to contact us directly.

Sincerely,

Gurvinder Singh
Chair, Niwaas Long-Term Care

GS BRAR LAW
PROFESSIONAL CORPORATION

T: 905.291.3297
F: 905.291.3214
contact@gsbrar.law
www.gsbrar.law

April 30, 2025

Environmental Assessment and Approvals Branch
Ontario Ministry of the Environment, Conservation and Parks
135 St. Clair Ave. West, 1st Floor
Toronto, ON M4V 1L5

Dear Sir or Madam:

RE: Record of Site Condition
380 Fernforest Drive, Brampton, Ontario ("Lands")
PIN: 14224-1322
Our File No.: 1023

We are the solicitors for Sri Guru Nanak Sikh Centre Brampton in respect of the above-noted matter and have reviewed the following, a copy of which is attached hereto:

1. Plan of Survey, signed and sealed by Maaz Malek of Genesis Land Surveying Inc. which has thereon an outline of the Lands.
2. Transfer Instrument No. PR1350223 whereby Sri Guru Nanak Sikh Centre Brampton acquired the Lands.
3. Parcel Register regarding the Lands.

The current legal description and property identifier number (PIN) of the Lands is the following:

BLK 276 PL 43M-1349; SAVE AND EXCEPT PT 1 PL 43R-24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067.

PIN: 14224-1322

The registered and beneficial owner of the Lands is Sri Guru Nanak Sikh Centre Brampton.

The Lands have the following municipal address: 380 Fernforest Drive, Brampton, Ontario.

The Lands have the following assessment roll number: 10-07-0-023-31498-0000.

Unit 103 - 9280 Goreway Drive, Brampton ON, L6P 4N1

GS BRAR LAW
PROFESSIONAL CORPORATION

T: 905.291.3297
F: 905.291.3214
contact@gsbrar.law
www.gsbrar.law

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

Yours very truly,

Gurjiwan S. Brar
Lawyer

GS BRAR LAW
PROFESSIONAL CORPORATION

T: 905.291.3297
F: 905.291.3214
contact@gsbrar.law
www.gsbrar.law

SCHEDULE "A"

Unit 103 - 9280 Goreway Drive, Brampton ON, L6P 4N1

SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHY OF PART OF BLOCK 276 REGISTERED PLAN 43M–1349 CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 300

0 1 2 3 4 5 10 20 30 metres

GENESIS LAND SURVEYING INC.

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METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED NOVEMBER 17TH, 2023.
2. THIS PLAN AND REPORT WERE PREPARED FOR NIWAAS CAMPUS OF CARE LONG TERM CARE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF BRAMPTON BENCHMARK N° 042100325 WITH A PUBLISHED ELEVATION OF 239.194 METRES (CGVD–1928: ONT 1978 ADJUSTMENT).

BEARING NOTE

DISTANCE SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.9996731.

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP's) A AND B BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0) COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10

POINT ID	NORTHING	EASTING	REMARKS
A	4 844 874.40	599 332.25	SIB
B	4 844 786.92	599 446.58	CP

COORDINATES CANNOT , IN THEMSELVES BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FERNFOREST DRIVE
(BY REGISTERED PLAN 43M–1027)
P.I.N. 14224–0272

BLOCK 278
P.I.N. 14224–0722

BLOCK 276
P.I.N. 14224 – 1322 (LT)

BLOCK 282
(0.30 RESERVE, REG. PLAN 43M–1349)
P.I.N. 14224–1338

BLOCK 277
P.I.N. 14224–1986

KALAHARI ROAD
(BY REGISTERED PLAN 43M–1349)
P.I.N. 14224–0732

SANDALWOOD PARKWAY EAST
(BY REGISTERED PLAN 43M–1027)
P.I.N. 14224–0275

GIZA CRESCENT
(BY REGISTERED PLAN 43M–1349)
P.I.N. 14224–0731

PART 5, PLAN 43R–24186
PART 1, PLAN 43R–24186
P.I.N. 14224–1321
PART 4, PLAN 43R–24186
P.I.N. 14224–1337
PART 3, PLAN 43R–24186
P.I.N. 14224–1336
PART 2, PLAN 43R–24186
P.I.N. 14224–1338
PART 8, PLAN 43R–24186
P.I.N. 14224–1988
PART 7, PLAN 43R–24186
P.I.N. 14224–1987
PART 6, PLAN 43R–24186
P.I.N. 14224–1985

LOT 168 P.I.N. 14224–0612
LOT 167 P.I.N. 14224–0611
LOT 166 P.I.N. 14224–0610
LOT 165 P.I.N. 14224–0609
LOT 164 P.I.N. 14224–0608

REGISTERED PLAN 43M – 1349

DETAIL (NOT TO SCALE)

LEGEND

□	DENOTES	MONUMENT PLANTED
■		MONUMENT FOUND
WIT		WITNESS
CC		CUT CROSS
IB		IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CP		CONCRETE PIN
NI		NOT IDENTIFIED
RP		REGISTERED PLAN 43M–1349
P1		PLAN 43R–27981
P2		PLAN 43R–24186
JDB		J. D. BARNES LTD, O.L.S.
PC		POINT OF CURVATURE
CALC.		CALCULATED
P.I.N.		PROPERTY IDENTIFICATION NUMBER
N,S,E,W		NORTH, SOUTH, EAST, WEST
MEAS		MEASURED
UP		UTILITY POLE
O.H.W.		OVERHEAD UTILITY WIRES
B.F.		BOARD FENCE
PWF		POST AND WIRE FENCE
I.F.		IRON FENCE
HW		HANDWELL
CB		CATCH BASIN
MH		MAINTENANCE HOLE
DS/GS		DOOR/GARAGE SILL ELEVATION
TC/BC		TOP/BOTTOM OF CURB
U/S		UNDERSIDE OF EAVES ELEVATION
TL		TRAFFIC LIGHT
TBSS		TTC BUS STOP SIGN
HV		HYDRO VAULT
GM		GAS METER
FH		FIRE HYDRANT
WV		WATER VALVE
Ø		DIAMETER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 2ND, 2023.

NOVEMBER 17TH, 2023 — DATE

MAAZ MALEK
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V–64276

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

GENESIS Land Surveying Inc.
10 FOUR SEASONS PLACE, 10TH FLOOR
TORONTO, M9B 6H7
T 905–499–2956 T 1800–262–9784
WWW.GENESISLANDSURVEY.COM

DRAFTED BY: RMR | CHECKED BY: MM | PROJECT No. GLS–1885

Properties

PIN 14224 − 1322 LT *Interest/Estate* Fee Simple

Description BLK 276 PL 43M−1349; SAVE AND EXCEPT PT 1 PL 43R−24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUM ED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067.

Address 380 FERNFOREST DRIVE
BRAMPTON

Consideration

Consideration $1,375,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name SPRINGDALE SIKH SANGAT HERITAGE DARBAR

Address for Service C/O Kania Lawyers
Barristers & Solicitors
223 Main Street North,
Brampton, Ontario, L6X 1N2

I, Jasbir Singh, President and Surjit Mundi, Treasurer, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Transferee(s) *Capacity* *Share*

Name SRI GURU NANAK SIKH CENTRE BRAMPTON

Address for Service 99 Glidden Road,
Brampton, Ontario, L6T 2J2

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Antal Joeseph Bakaity	2nd Floor, 303 Main St. N. Brampton L6X 1N5	acting for Transferor(s)	Signed	2007 10 05
Tel 905−454−4566				
Fax 9054542264				
Heather Margaret Picken	43 Queen St. W. Brampton L6Y 1L9	acting for Transferee(s)	Signed	2007 10 03
Tel 9054513040				
Fax 9054515058				

Submitted By

LAWRENCE LAWRENCE STEVENSON LLP	43 Queen St. W. Brampton L6Y 1L9	2007 10 05
Tel 9054513040		
Fax 9054515058		

Fees/Taxes/Payment

Statutory Registration Fee	$60.00
Land Transfer Tax	$19,100.00
Total Paid	$19,160.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14224 − 1322 BLK 276 PL 43M−1349; SAVE AND EXCEPT PT 1 PL 43R−24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUM ED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067.

BY: SPRINGDALE SIKH SANGAT HERITAGE DARBAR

TO: SRI GURU NANAK SIKH CENTRE BRAMPTON

1. SARWAN GILL

I am

- ☐ (a) A person in trust for whom the land conveyed in the above−described conveyance is being conveyed;
- ☐ (b) A trustee named in the above−described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above−described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) (_) above.
- ☑ (e) The President, Vice−President, Manager, Secretary, Director, or Treasurer authorized to act for SRI GURU NANAK SIKH CENTRE BRAMPTON described in paragraph(s) (C) above.
- ☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____who is my spouse described in paragraph(_) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	747,559.93
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	627,440.07
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1,375,000.00
(h) VALUE OF ALL CHATTELS −items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1,375,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 43 Registration No. PR1350223 Date: 2007/10/05

B. Property(s): PIN 14224 − 1322 Address 380 FERNFOREST DRIVE BRAMPTON Assessment Roll No −

C. Address for Service: 99 Glidden Road,
Brampton, Ontario, L6T 2J2

D. (i) Last Conveyance(s): PIN 14224 − 1322 Registration No. PR854217

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☑ No ☐ Not known ☐

E. Tax Statements Prepared By: Heather Margaret Picken
43 Queen St. W.
Brampton L6Y 1L9

PROPERTY DESCRIPTION: BLK 276 PL 43M-1349; SAVE AND EXCEPT PT 1 PL 43R-24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 14224-0720

PIN CREATION DATE:
2000/11/22

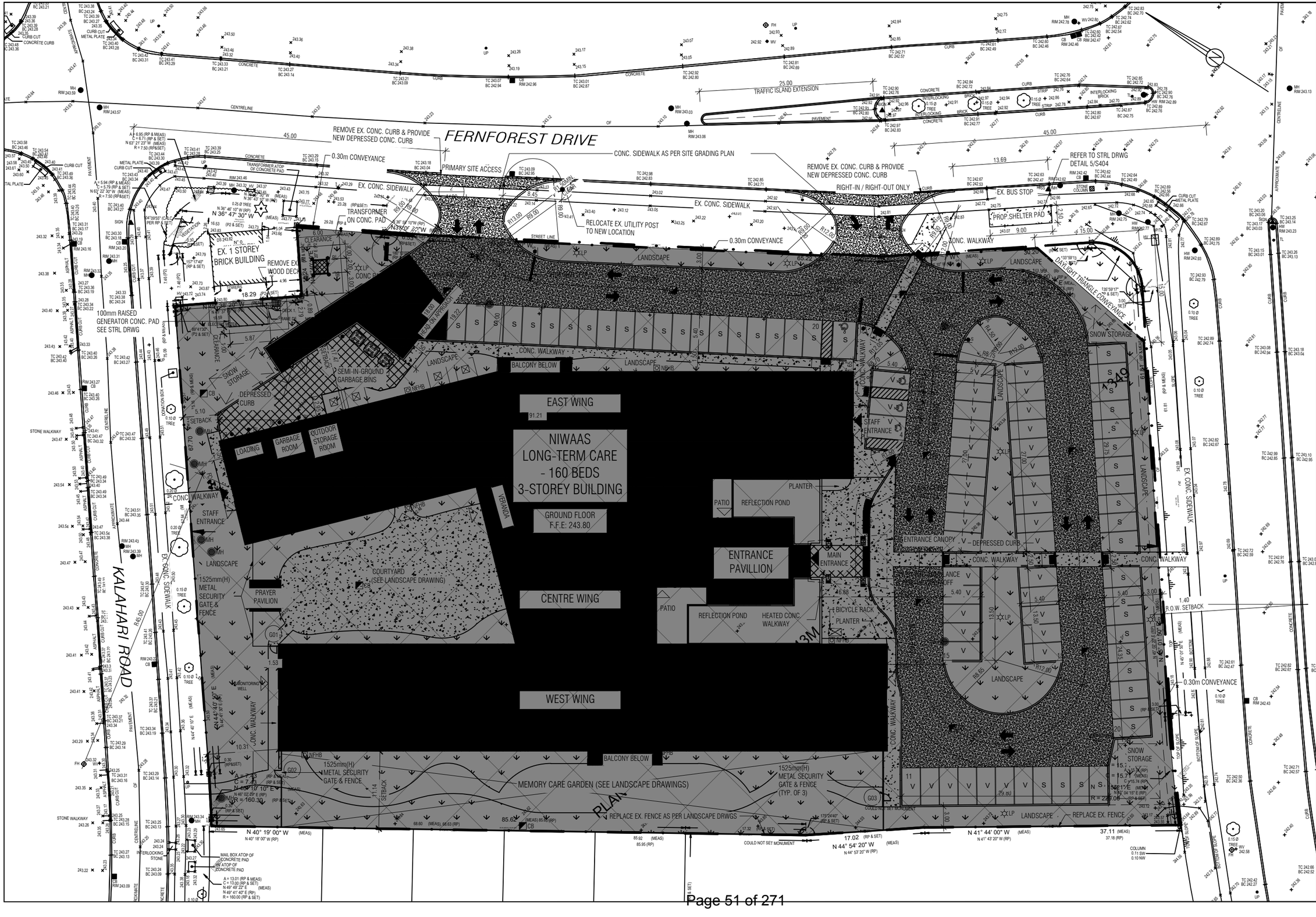
OWNERS' NAMES
SRI GURU NANAK SIKH CENTRE BRAMPTON

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/11/22 ***						
LT1189397	1991/01/02	NOTICE		METRUS MANAGEMENT-LAND DEVELOPMENT SANDRINGHAM PLACE INC. KNOCKBOLT CONSTRUCTION LTD. COZY ACRES CONSTRUCTION INC. WOLVERLEIGH CONSTRUCTION LTD.	THE CORPORATION OF THE CITY OF BRAMPTON	C
LT1192824	1991/01/23	CHARGE		*** DELETED AGAINST THIS PROPERTY ***	CANADIAN IMPERIAL BANK OF COMMERCE	
REMARKS: DELETED BY LT1582854 AMENDED 01 01 19 M JUDGE AS TO PIN 14224 0138 , "14224-0103, 14224-0108 & 14224-0151 - ADDED 2003/06/19 BY C. COOPER"						
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0035 IN ERROR AND WAS RE-INSTATED ON 1998/03/09 BY MARY JUDGE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14304-0205 IN ERROR AND WAS RE-INSTATED ON 1998/06/12 BY CATHY PRYDE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0212 IN ERROR AND WAS RE-INSTATED ON 1998/06/16 BY MARY JUDGE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0199 IN ERROR AND WAS RE-INSTATED ON 1998/06/24 BY JANE MODDISON. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0186 IN ERROR AND WAS RE-INSTATED ON 1998/06/30 BY MARY JUDGE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14223-2122 IN ERROR AND WAS RE-INSTATED ON 1998/12/18 BY RUTH MCBRIDE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14304-0204 IN ERROR AND WAS RE-INSTATED ON 1999/01/26 BY KIM BARBISON. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0277 IN ERROR AND WAS RE-INSTATED ON 1999/01/28 BY LORETTA CHRISTIE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0254 IN ERROR AND WAS RE-INSTATED ON 1999/02/16 BY RUTH MCBRIDE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0269 IN ERROR AND WAS RE-INSTATED ON 1999/09/17 BY RUTH MCBRIDE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14304-0202 IN ERROR AND WAS RE-INSTATED ON 1999/10/22 BY CLAIRE COOPER. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14224-0014 IN ERROR AND WAS RE-INSTATED ON 2000/01/28 BY MARY JUDGE.						
LT1247451	1991/08/26	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	SANDRINGHAM PLACE INC.	
LT1290586	1992/01/27	NOTICE			THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
LT1290589	1992/01/27	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
REMARKS: LT1192824, LT1290586						
LT1987900	1999/09/09	NOTICE AGREEMENT		SANDRINGHAM PLACE INC.	THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
LT1987901	1999/09/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORAITON OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	
	REMARKS: LT1192824 TO LT1987900					
LT2047040	2000/02/21	NOTICE AGREEMENT		SANDRINGHAM PLACE INC.	THE CORPORATION OF THE CITY OF BRAMPTON	C
43R24186	2000/02/29	PLAN REFERENCE				C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
	REMARKS: PEARSON AIRPORT ZONING REGULATION					
LT2113110	2000/08/18	BYLAW EX PART LOT		THE CORPORATION OF THE CITY OF BRAMPTON		C
PR470067	2003/07/22	TRANSFER		*** COMPLETELY DELETED *** SANDRINGHAM PLACE INC.	2021671 ONTARIO INC.	
PR470068	2003/07/22	CHARGE		*** COMPLETELY DELETED *** 2021671 ONTARIO INC.	SANDRINGHAM PLACE INC.	
PR750160	2004/11/05	CHARGE		*** COMPLETELY DELETED *** 2021671 ONTARIO INC.	PRESIDENTIAL FINANCIAL CORPORATION	
PR750389	2004/11/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** SANDRINGHAM PLACE INC.		
	REMARKS: RE: PR470068					
PR750390	2004/11/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: RE: LT1192824					
PR821517	2005/03/22	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
	REMARKS: REPEAL BY-LAWS					
PR854217	2005/05/20	TRANSFER		*** COMPLETELY DELETED *** 2021671 ONTARIO INC.	SPRINGDALE SIKH SANGAT HERITAGE DARBAR	
	REMARKS: PLANNING ACT STATEMENTS					
PR854247	2005/05/20	CHARGE		*** COMPLETELY DELETED *** SPRINGDALE SIKH SANGAT HERITAGE DARBAR	2021671 ONTARIO INC.	
PR854248	2005/05/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2021671 ONTARIO INC.	PRESIDENTIAL FINANCIAL CORPORATION	
	REMARKS: PR854247					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR854277	2005/05/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** PRESIDENTIAL FINANCIAL CORPORATION		
	REMARKS: RE: PR750160					
PR1075981	2006/06/08	CHARGE		*** COMPLETELY DELETED *** SPRINGDALE SIKH SANGAT HERITAGE DARBAR	PRESIDENTIAL FINANCIAL CORPORATION	
PR1076000	2006/06/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** PRESIDENTIAL FINANCIAL CORPORATION		
	REMARKS: RE: PR854247					
PR1350223	2007/10/05	TRANSFER	$1,375,000	SPRINGDALE SIKH SANGAT HERITAGE DARBAR	SRI GURU NANAK SIKH CENTRE BRAMPTON	C
	REMARKS: PLANNING ACT STATEMENTS					
PR1692530	2009/08/26	CHARGE		*** COMPLETELY DELETED *** SRI GURU NANAK SIKH CENTRE BRAMPTON	CANADIAN IMPERIAL BANK OF COMMERCE	
PR1694174	2009/08/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** PRESIDENTIAL FINANCIAL CORPORATION		
	REMARKS: PR1075981.					
PR4424354	2025/01/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: PR1692530.					
PR4440512	2025/03/12	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		
43R41872	2025/03/13	PLAN REFERENCE				C
	REMARKS: PR4440512.					



KEYMAP 1:10000

380 Fernforest Drive, Brampton ON L6R 1P2

Boundary information collected and referenced from Legal survey and deposited Plan 43R-41872 under the cover of Approved Site Plan No. SPA-2024-0107.

The Subject Lands are subject to the approvals of Ministerial Zoning Order 248-22 which applies to the Regional, Local Municipal Plans and Zoning By-law to permit a Long-Term Care Home and accessory uses (I2-MZO-248-22).

The proposed Consent is a Technical Consent for a proposed long-term lease of 30 years in favour of Niwaas Long Term Care ("Tenant") pursuant to Section 50(3) of the Planning Act from Sri Guru Nanak Sikh Centre Brampton ("Landlord").

The lease area is identified as Part 1 in 43R-41872 and represents an area of 11,450.60m^2 in the illustrated hatch area. The remaining Parts are conveyed to the City of Brampton as per SPA-2024-0107.

BLK 276 PL 43M-1349; SAVE AND EXCEPT PT 1 PL 43R 24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A)FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067. 43R-41872.
PIN: 14224-1322
ARN: 100700233149800000.

Paper scale 1 = 750
Measurements in Metres

King Consultant Inc.
Gursewak Singh
Unit 2, 177 Zenway Blvd
Vaughan. ON. L4H 3H9
905-965-1610
singhplan@outlook.com

KING

No.	Description	Date
01	Prepared For Submission	07/02/2025
02		

PROPOSED TECHNICAL CONSENT FOR LAND LEASE

CONSENT APPLICATION SKETCH

Project number	0074
Date	07/02/2025
Drawn by	RK
Checked by	GS

A01

Scale 1:750

BRAMPTON

Public Meeting Notice
Committee of Adjustment

Application for Consent

Section 53 of the *Planning Act,* R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**B-2025-0009**
Property Address:	**380 Fernforest Drive**
Legal Description:	**Plan 43M1349, Part Block 276**
Agent:	**Gursewak Singh - King Consultants Inc.**
Owner(s):	**Sri Guru Nanak Sikh Centre Brampton, Attn Sarwan Gill**
Other applications under the *Planning Act*	**nil**
Meeting Date and Time:	**Tuesday, July 29, 2025, at 9:30 am**
Meeting Location:	**Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West**

Purpose and Effect of the Application:
The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years. The land to be leased is currently under construction as the future site of a three-storey long-term care facility, approved under SPA-2024-0107. The effect of the application is to facilitate a long-term lease (in excess of 21 years) between the owner of the lands, Sri Guru Nanak Sikh Centre Brampton (SGNSCB), and Niwaas Long-Term Care.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, July 24, 2025.**
- 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 **12:00 pm on Thursday, July 24, 2025,** 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 record and will be posted on the City's website. If you do not participate in the public meeting, Committee may decide 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.

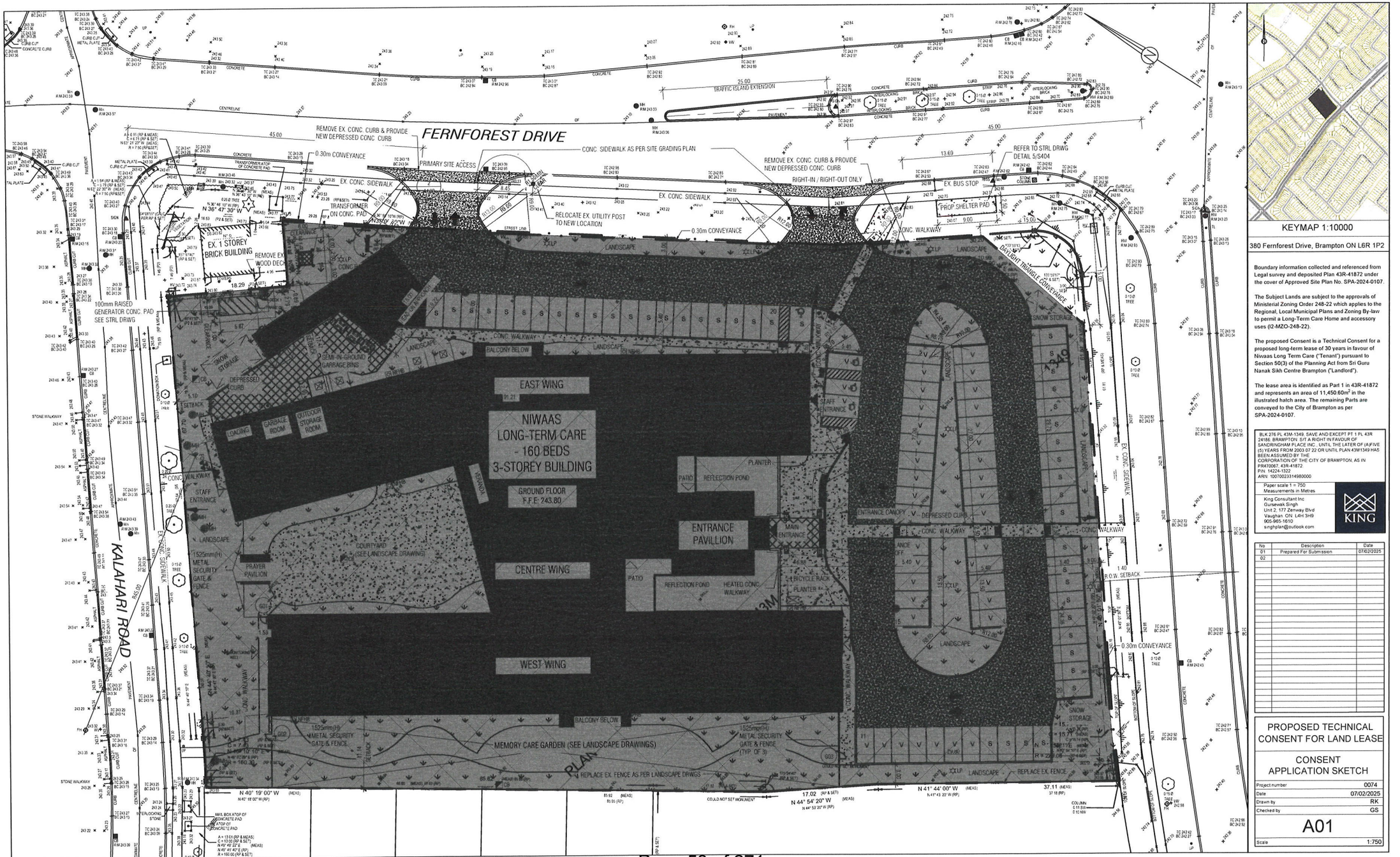
Appeal Process: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

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 10th day of July 2025

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



KEYMAP 1:10000

380 Fernforest Drive, Brampton ON L6R 1P2

Boundary information collected and referenced from Legal survey and deposited Plan 43R-41872 under the cover of Approved Site Plan No. SPA-2024-0107.

The Subject Lands are subject to the approvals of Ministerial Zoning Order 248-22 which applies to the Regional, Local Municipal Plans and Zoning By-law to permit a Long-Term Care Home and accessory uses (I2-MZO-248-22).

The proposed Consent is a Technical Consent for a proposed long-term lease of 30 years in favour of Niwaas Long Term Care ("Tenant") pursuant to Section 50(3) of the Planning Act from Sri Guru Nanak Sikh Centre Brampton ("Landlord").

The lease area is identified as Part 1 in 43R-41872 and represents an area of 11,450.60m² in the illustrated hatch area. The remaining Parts are conveyed to the City of Brampton as per SPA-2024-0107.

BLK 276 PL 43M-1349; SAVE AND EXCEPT PT 1 PL 43R 24186 BRAMPTON S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A)FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067. 43R-41872
PIN: 14224-1322
ARN: 100700233149800000

Paper scale 1 = 750
Measurements in Metres

King Consultant Inc
Gursewak Singh
Unit 2, 177 Zenway Blvd
Vaughan, ON L4H 3H9
905-965-1610
singhplan@outlook.com

KING

No	Description	Date
01	Prepared For Submission	07/02/2025
02		

PROPOSED TECHNICAL CONSENT FOR LAND LEASE

CONSENT APPLICATION SKETCH

Project number	0074
Date	07/02/2025
Drawn by	RK
Checked by	GS

A01

Scale 1:750

Flower City

brampton.ca

FILE NUMBER: A-2025-0032

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)** 1000382343 ONTARIO LTD.- {CORPORATION}
   Address 25 NEWKIRK COURT, UNIT-1, BRAMPTON, ON
   Phone # 905-757-5887 **Fax #**
   Email pardip@tanxtransport.com

2. **Name of Agent** MANINDER BHARAJ (MAGH ENGINEERING INC)
   Address 6033 SHAWSON DRIVE, UNIT-23, MISSISSAUGA, ON
   Phone # 905-564-1112 **Fax #**
   Email info@magh.ca , HSINGH@MAGH.CA

3. **Nature and extent of relief applied for (variances requested):**
   RELIEF TO ALLOW TRUCK REPAIR/INSPECTION SPACE INSIDE THE EXISTING WAREHOUSE NO ADDITION OR PARTITIONS TO BE ADDED AS SHOWN IN ATTACHED FLOOR PLAN.

4. **Why is it not possible to comply with the provisions of the by-law?**
   EXISTING ZONING IS M1, CATEGORY - INDUSTRIAL

5. **Legal Description of the subject land:**
   Lot Number BLK 6
   Plan Number/Concession Number PLAN M2107
   Municipal Address 25 NEWKIRK COURT -UNIT 1 - BRAMPTON

6. **Dimension of subject land (in metric units)**
   Frontage 13.14
   Depth 39.63
   Area 520.7

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 LOGISTIC OFFICE AT FRONT AND WARE HOUSE AT BACK OF UNIT -1

PROPOSED BUILDINGS/STRUCTURES on the subject land:
PROPOSED TRUCK INSPECTION/REPAIR DESIGNATED AREA IN EXISTING WAREHOUSE

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	6.6 M
Rear yard setback	18.29 M
Side yard setback	
Side yard setback	

PROPOSED

Front yard setback	6.6 M
Rear yard setback	18.29 M
Side yard setback	
Side yard setback	

10. **Date of Acquisition of subject land:** N/A

11. **Existing uses of subject property:** LOGISTIC OFFICE WITH WARE HOUSE

12. **Proposed uses of subject property:** TRUCK REPAIR/INSPECTION SPACE IN EXISTING

13. **Existing uses of abutting properties:** END UNIT WITH VACANT UNIT ON RIGHT SIDE

14. **Date of construction of all buildings & structures on subject land:** OCCUPANCY GRANTED ON AUGUST 14, 2024

15. **Length of time the existing uses of the subject property have been continued:** 2 MONTHS

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 BRAMPTON

THIS 6th DAY OF NOV , 20 24

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, MANINDER S BHARAJ, 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 6th DAY OF

November, 20 24

A Commissioner etc.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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 March 18, 2025

Clara.

Revised 2023/01/12

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 25 NEWKIRK COURT, UNIT-1, BRAMPTON, ON

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

MANINDER BHARAJ (MAGH ENGINEERIN INC)
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 6th day of NOVEMBER , 2024

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

PARDIP SINGH BHADAL
(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.

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 25 NEWKIRK CRT UNIT #1 BRAMPTON, ON

I/We, PARDIP SINGH BHADAL
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.

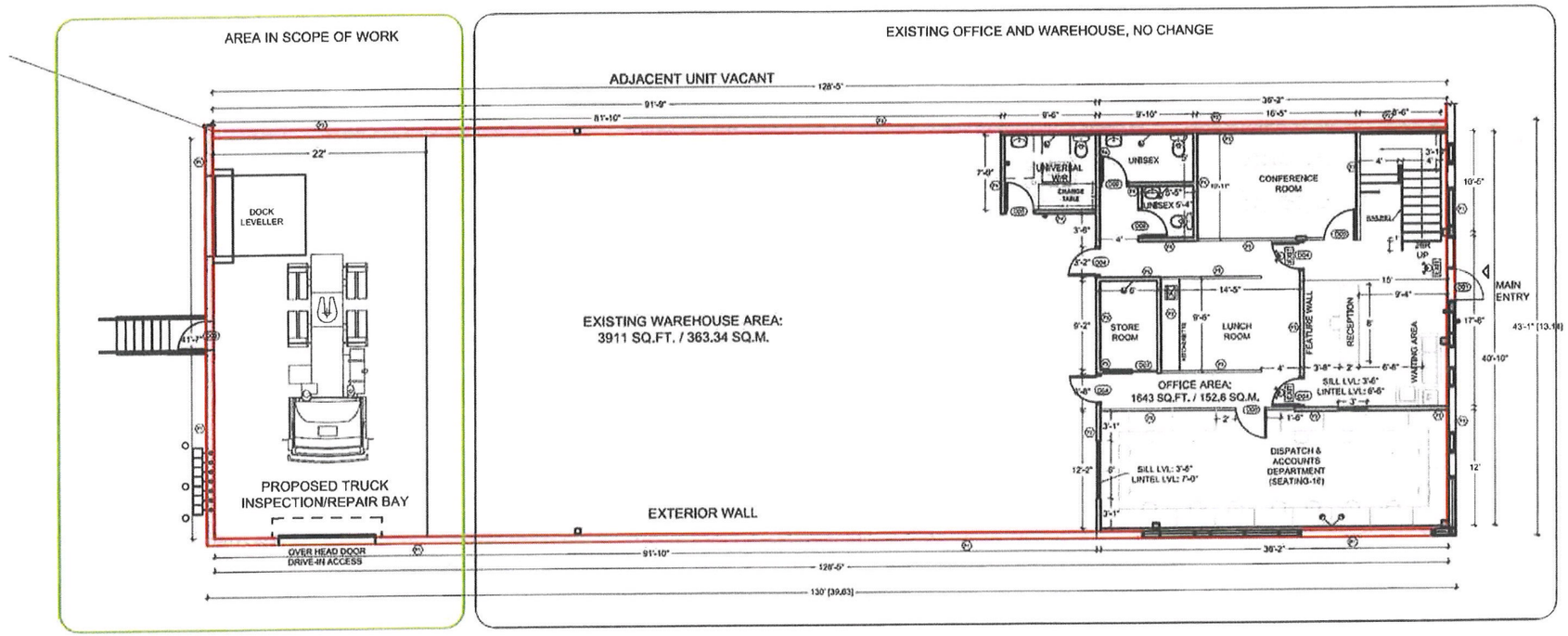
Dated this 6th day of NOVEMBOR , 2024.

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

PARDIP SINGH BHADAL
(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



1 A02 **PROPOSED GROUND FLOOR PLAN**

SCOPE OF WORK:

- PROPOSED TRUCK INSPECTION/REPAIR DESIGNATED AREA AT BACK OF THE EXISTING LOGISTIC OFFICE AND WAREHOUSE.
- NO PARTITION WALL PROPOSED, SPACE MARKED NEAR SIDE/BACK ENTRANCE TO BE USED AS TRUCK BAY.
- NO CHANGE TO EXISTING OFFICE AT FRONT AND WAREHOUSE.

GENERAL NOTES:
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IS PROHIBITED WITHOUT THE ENGINEER'S CONSENT. THE CONTRACTOR SHALL CHECK AND VERIFY EVERYTHING AND REPORT ALL ERRORS AND OMMISSONS TO THE ENGINEER

NO	DESCRIPTION	DATE
1.	ISSUED FOR MINOR VARIANCE	OCT 10

PROJECT NAME:
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:
25 NEWKIRK COURT, BUILDING 5, UNIT-A1, BRAMPTON, ON

LICENSED PROFESSIONAL ENGINEER
10/10/24
MS BHARAJ
100086853
PROVINCE OF ONTARIO

MAGH ENGINEERING INC
6033 Shawson Drive, Unit 23, Mississauga, ON-L5T 1H6
Tel: 905.564.1112 | info@magh.ca | www.magh.ca

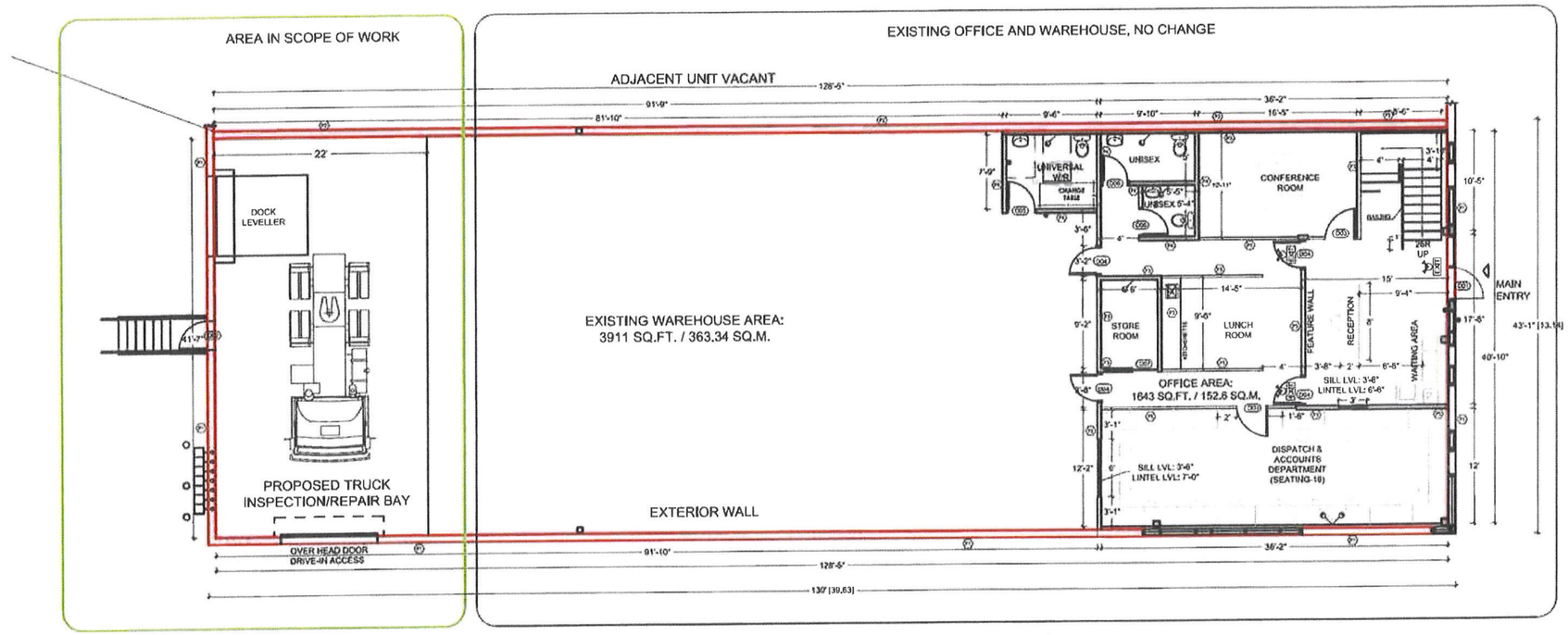
PROJECT NORTH

DRAWING TITLE: FLOOR PLAN

DESIGN:	MSB
DRAWN:	HS
CHECKED:	MSB
DATE:	OCT, 2024
SCALE:	1/4"=1'-0"

DRAWING NO: Z-01

PROJECT NO: 2304055



1 / A02 PROPOSED GROUND FLOOR PLAN

SCOPE OF WORK:

- PROPOSED TRUCK INSPECTION/REPAIR DESIGNATED AREA AT BACK OF THE EXISTING LOGISTIC OFFICE AND WAREHOUSE.
- NO PARTITION WALL PROPOSED, SPACE MARKED NEAR SIDE/BACK ENTRANCE TO BE USED AS TRUCK BAY.
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NO:	DESCRIPTION	DATE:
1.	ISSUED FOR MINOR VARIANCE	OCT 10

PROJECT NAME:
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:
25 NEWKIRK COURT, BUILDING 5, UNIT-A1, BRAMPTON, ON.

LICENSED PROFESSIONAL ENGINEER
10/10/24
MS BHARAJ
100086853
PROVINCE OF ONTARIO

MAGH ENGINEERING INC
6033 Shawson Drive, Unit 23, Mississauga, ON-L5T 1H8
Tel: 905.564.1112 | info@magh.ca | www.magh.ca

PROJECT NORTH

DRAWING TITLE: FLOOR PLAN

DESIGN:	MSB
DRAWN:	HS
CHECKED:	MSB
DATE:	OCT, 2024
SCALE:	1/4"=1'-0"

DRAWING NO: Z-01

PROJECT NO: 2304055

Bruno, Rose

From: Karanvir Gharial <kgharial@magh.ca>
Sent: 2025/02/20 4:30 PM
To: Bruno, Rose
Cc: Maninder Bharaj
Subject: RE: [EXTERNAL]Fwd: 25 Newkirk Court Unit 1 COA Application
Attachments: Unit area details.xlsx; 25 Newkirk Crt - Site Plan (Base Building).pdf

Hello Rose,

Please see All the unit details on site for 25 & 20 Blocks.
I have attached sheet with complete area details and re attached Site plan for reference

	25 New Kirk Drive				
	Business Name	Use	FT²	M²	
Uni-1	TAN-X	Office, warehouse, Truck inspection/Repair 137	5546	515.24	
Uni-2	Vacant		3895	361.86	6.03
Uni-3	Eco Flex Services	458.86 Fullfilment Centre 97m²	~~3895~~	~~361.86~~	7.64
Uni-4	Eco Flex Services	441.86 Fullfilment Centre 80m²	~~3895~~	~~361.86~~	7.36
Uni-5	Prep Fullfillment Centre	Fullfilment Centre	3895	361.86	6.03
Uni-6	Axle Brake Components inc.	Warehouse	3895	361.86	6.03
Uni-7	Matrix HD Truck parts	Warehouse	3895	361.86	6.03
Uni-8	GN Transport inc.	Ofiice	3895	361.86	12.06
Uni-9	NMA Food Distribution	418.36 Food Packaging & Distribution 56.5	~~3895~~	~~361.86~~	6.97
Uni-10	Union Coatings inc.	Distribution Centre	3895	361.86	6.03
Uni-11	Union Coatings inc.	Distribution Centre	3895	361.86	6.03
Uni-12	Office	Office	3895	361.86	12.06
Uni-13	Raylah Counter Tops	Manufacturing & Distribution	4236	393.54	6.55
Uni-14	Dil Se Distibution	Processed Food distribution	4236	393.54	6.55
Uni-15	Vacant	576.28 127m² mezz -	~~4836~~	~~449.28~~	9.60
	20 New Kirk Drive				
	Business Name	Use	FT²	M²	
Unit-1	Vacant		4757	441.94	7.36
Unit-2	Cricket Facility	Cricket Facility /23	4236	393.54	17.11
Unit-3	Basketball Facility	Basketball Facility /23	4236	393.54	17.11
Unit-4	Vacant		3895	361.86	6.03
Unit-5	Cold Storage Freezer	Storage	3895	361.86	6.03
Unit-6	Cold Storage Freezer	Storage	3895	361.86	6.03
Unit-7	Truck Office	Office/ Warehouse	3895	361.86	6.03
Unit-8	Warehouse/Fabrication	Warehouse/Fabrication	3895	361.86	6.03

1

Unit-9	Warehouse/Fabrication	Warehouse/Fabrication	3895	361.86
Unit-10	Warehouse/Fabrication	Warehouse/Fabrication	3895	361.86
Unit-11	Warehouse/Fabrication	Warehouse/Fabrication	5442	505.58

6.03
6.03
8.42

Unit -1 Area Break Down									
Existing Warehouse		Existing Office		Existing Mezzanine		Proposed Truck Inspection		Warehouse after Truck repair deduction	
FT²	M²	FT²	M²	FT²	M²	FT²	M²	FT²	M²
3911	363.34	1643	152.64	1504.9	139.81	914.1	84.92	2996.9	278.42

=12.79

98.36 = 1.63
54.28 = 1.81

18 4.71

4.64

Thanks

209.97

210 required

192 provided

Karanvir Gharial B.Tech., MBA

Design Coordinator

MAGH Engineering Inc.

6033 Shawson Dr., UNIT 23

Mississauga, ON L5T 1H8

TEL: 905 564 1112

kgharial@magh.ca| www.magh.ca

office
54.28 ÷ 30 =

98.36 15%

152.64
139.81
84.92
278.42
655.79 ×15% = 98.36

---- On Thu, 20 Feb 2025 11:54:11 -0500 **Bruno, Rose <Rose.Bruno@brampton.ca>** wrote ---

Hi,

You must include the uses and areas (in metric) for both 20 and 25 Newkirk as they all share parking. You must also include ALL mezzanine areas for all units (including unit 1 that you are occupying). Also, breakdown your unit, the area to be used for vehicle repair, warehouse and office. Also, include the business name for this unit. Is he occupying the entire unit, or subleasing the vehicle inspection repair portion, please advise.

Rose Bruno
Plans Examiner, Zoning Services
City of Brampton
T: 905.874.2093
rose.bruno@brampton.ca

Zoning Non-compliance Checklist

File No.
A-2025- 0032

Applicant: 1000382343 Ontario Ltd.
Address: 25 Newkirk Court
Zoning: M1 Section 2537
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a Truck Repair/Inspection use in conjunction with a warehouse.	Whereas the by-law does not permit motor vehicle repair as a principal or accessory use.	2537.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING	To permit 192 parking spaces.	Whereas the by-law requires 210 parking spaces.	30.5
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT	.		

Rose Bruno
Reviewed by Zoning

February 24, 2024
Date

Letter of Use

July 07, 2025

Building Division | City of Brampton

8850 McLaughlin Road | Unit 1

Brampton, ON | L6Y 5T1

Project: Office cum, warehouse
Address: 25 Newkirk Court, Unit-A1, Brampton, ON

We are submitting this Letter of Use in support of our commercial unit, which will include a transportation office, cross-dock warehouse area, and a truck inspection station. Please see the following operational details for your consideration:

Nature of Operation

The facility will accommodate:

- A transportation office for logistics coordination and dispatch.
- A cross-dock warehouse for direct transfer of freight between incoming and outgoing trucks.
- A truck inspection station for routine maintenance and mechanical inspections strictly for company fleet only.

Staffing and Occupant Load

- Office area staffed by 7 employees.
- Truck inspection station operated by 1 licensed mechanic.

Industrial Storage and Activities

- No manufacturing processes will be conducted.
- Mechanical activities are limited to inspections using standard automotive tools.
- All tools will be stored securely in cabinets and tool chests.
- No hazardous materials or chemicals will be stored or used on-site.

Warehouse Use

- The warehouse will be used exclusively for cross-docking purposes.
- No long-term storage or inventory is maintained.

Area Breakdown

Total unit size is 515.07 square meter, divided as follows:

Area Description	Square Footage	Percentage of Total Unit
Office Area	152.63 sq m	Approximately 30%
Truck Repair Area	84.82 sq m	Approximately 16%
Cross-Dock/Warehouse	278.19 sq m	Approximately 54%

Sincerely,

(Owner)

Baljinder Bhadal

25 Newkirk Court Parking Brief

Brampton, Ontario

Project Number: PTRAN2025023

Date: July 7, 2025

Prepared for:
TanX Transport Inc.
25 Newkirk Court, Unit A1
Brampton, Ontario L6Z 0J8

Prepared by:
TraffMobility Engineering Inc.
9131 Keele Street, Unit A4
Vaughan, Ontario L4K 0G7

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Document Revision History

Rev	Description	Prepared/ Revised By	Reviewed By	Approved By	Date Issued (M/D/Y)
R0	Report for Submission	A. Sathya, V. Liu	R. Sooklall	R. Sooklall	7/7/2025

TraffMobility's Project Team

Project Manager	Rudy Sooklall, M.A.Sc., P.Eng.
Technical Team	Ajhay Sathiyanarayanan, M.A.Sc. Victor Liu, B.Eng.
Quality Control	Rudy Sooklall, M.A.Sc., P.Eng.

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1.1 Site Location 2
2.0 Proposed Development 3
3.0 Parking Review 3
3.1 Zoning By-law Requirement 3
3.1.1 Parking Requirement 3
3.1.2 Parking Utilization Survey 4
4.0 Site Circulation Review 7
5.0 Conclusions 8

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Appendix A: Email Communication with the City
Appendix B: Proposed Floor Plan Changes
Appendix C: Zoning By-law Excerpts
Appendix D: Parking Utilization Survey Data
Appendix E: Vehicle Manoeuvring Diagrams

1.0 Introduction

TraffMobility Engineering Inc. (TraffMobility) was retained to undertake a Parking Brief to support the minor variance application for the addition of a truck inspection/repair bay in Unit A1 at 25 Newkirk Court, Brampton, Ontario. The Parking Brief was required to address the following comments provided by the City of Brampton (City):

- Explain the changes in use, the reasons for parking deficiency in relation to the Zoning By-law, and an analysis of parking demand
- Conduct a swept path analysis to show how the design vehicle will come into the loading bay and how it will exit

City staff confirmed the details of a parking utilization survey and the design vehicle to use for the swept path analysis via email communication and a copy of this correspondence is provided in **Appendix A**. The analysis approach, results and findings which address all the City's comments are documented in this report.

1.1 Site Location

The subject site is in an industrial park located in the northeast quadrant of the Heart Lake Road and Countryside Drive intersection as shown in **Figure 1**. It is noted that Unit A1 is a corner unit located in the southwest building at 25 Newkirk Court.

Figure 1: Site Location

2.0 Proposed Development

The development proposal consists of a truck inspection/repair bay designated area to be located at the back of the existing logistics office and warehouse facility at Unit A1 at 25 Newkirk Court. There will be no change to the existing logistics office at the front of the unit as shown in the modified floor plan provided in **Appendix B**. The proposed modifications are internal to Unit A1 with no external changes except a new entrance to the truck inspection/repair bay designated area. The proposed facility will service truck heads (tractors).

Opening hours for the existing logistics office and warehouse facility at Unit A1 plus the proposed truck inspection/repair bay are weekdays from 8:00 AM to 4:30 PM. Unit A1 has an existing loading bay which will be maintained and parking for employees and visitors are provided on site.

Unit A1 is one (1) of fifteen (15) units in the industrial building at 25 Newkirk Court with a total gross floor area (GFA) of 5,734.5 square metres. Parking on site is provided for all units with industrial land uses including Unit A1.

Details for the applicable Zoning By-law for the site at 25 Newkirk Court are:

- Zone Code: M1-2537
- Category: Industrial
- Type: M1
- Special Section: 2537
- Split Zoned: No

The industrial category permits a motor vehicle repair shop but excluded a motor vehicle body shop as a principle or accessory use; however, special section 2537 excludes both a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use. Therefore, a minor variance is required for the truck inspection/repair bay (motor vehicle repair shop).

3.0 Parking Review

A parking review including a parking utilization survey of the site at 25 Newkirk Court was conducted to show that the current parking supply on site will meet the expected parking demand with the proposed truck inspection/repair bay facility at Unit A1.

3.1 Zoning By-law Requirement

3.1.1 Parking Requirement

The proposed development is limited to internal modifications at Unit A1 for an industrial use; therefore, the required parking for the entire site including the proposed development is compared to the current parking supply to determine compliance with the applicable By-law requirements.

The parking By-law requirements for the existing site with the proposed internal modifications to Unit A1 are outlined below and relevant By-law excerpts are provided in **Appendix C**:

- Industrial (Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing): 5,000 to 10,000 square metres GFA:
    - 83 parking spaces plus 1 parking space per 90 square metres GFA or portion thereof that is over 5,000 square metres

- Provide a minimum number of parking accessible parking spaces based on the total number of parking spaces provided:
    - Requirement for 101 to 140 parking spaces is 1 plus 3% of total

Based on the preceding By-law requirements, the parking supply for the existing site plus the proposed development at Unit A1 is summarized in **Table 1**. The summary requirement in **Table 1** indicates that the parking supply provided on site exceeds the By-law requirement by eighteen (18) spaces.

The accessible parking requirement was also determined which is "1 plus 3% of the current parking supply of 109 spaces" – this translates to 5 accessible parking spaces (2 Type A and 3 Type B). Eight (8) spaces are currently designated for accessible parking with 4 Type A and 4 Type B which exceeds the requirement.

Table 1: Zoning By-law Parking Requirement with Proposed Development

Land Use	Gross Floor Area (GFA)	By-law Requirement	Calculated Parking Supply per By-law	Current Parking Supply	Surplus (Deficiency)
Industrial	5,734.5 m^2	83 parking spaces plus 1 parking space per 90 m^2 GFA or portion thereof that is over 5,000 m^2	91	109	18

3.1.2 Parking Utilization Survey

A parking utilization survey was carried at the 25 Newkirk Court site to determine current parking demands. The parking utilization survey was conducted by Traffic-Survey-Analysis inc. (TSA), a Ministry of Transportation Ontario (MTO) RAQS approved data collection firm, on Thursday July 3, 2025 from 7:30 AM to 5:00 PM with a 30-minute survey interval. A copy of the parking utilization survey data is provided in **Appendix D**.

An analysis was conducted using the data obtained from the parking utilization survey to determine variation for a typical weekday and the maximum parking utilization on site. The weekday variation in parking demand is shown in **Figure 2** and a summary of the observed parking demand is provided in **Table 2**. The results show that the parking demand over a weekday is significantly lower than the parking supply of 109 spaces with a maximum of 26 cars parked which translates to a maximum parking utilization of 24% around early afternoon.

Based on the parking utilization survey and the analysis results, it is concluded that the current parking supply for the existing site will meet the expected parking demand with the proposed modifications to Unit A1.

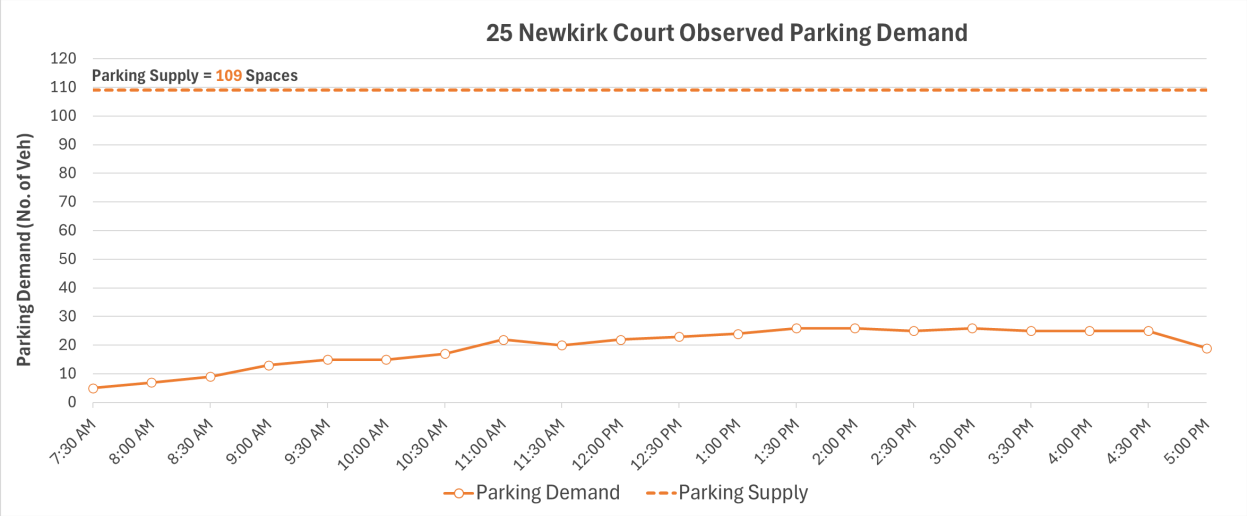

Figure 2: Observed Parking Demand (Cars)

Table 2: Study Site Parking Utilization Summary (Cars)

Time Ending	25 Newkirk Court (Parking Supply of 109 Spaces)	
	Demand	Utilization
7:30 AM	5	5%
8:00 AM	7	6%
8:30 AM	9	8%
9:00 AM	13	12%
9:30 AM	15	14%
10:00 AM	15	14%
10:30 AM	17	16%
11:00 AM	22	20%
11:30 AM	20	18%
12:00 PM	22	20%
12:30 PM	23	21%
1:00 PM	24	22%
1:30 PM	26	24%
2:00 PM	26	24%
2:30 PM	25	23%
3:00 PM	26	24%
3:30 PM	25	23%
4:00 PM	25	23%
4:30 PM	25	23%
5:00 PM	19	17%

The survey also included utilization of the loading bays at the site. Each unit had a dedicated loading bay for a total of fifteen (15) loading bays. The weekday variation in loading demand is shown in **Figure 3** and a summary of the observed loading demand is provided in **Table 3**. The results show that the

loading demand over a weekday is lower than the loading supply of 15 spaces with a maximum of 8 trucks parked which translates to a maximum loading utilization of 53% at midday.

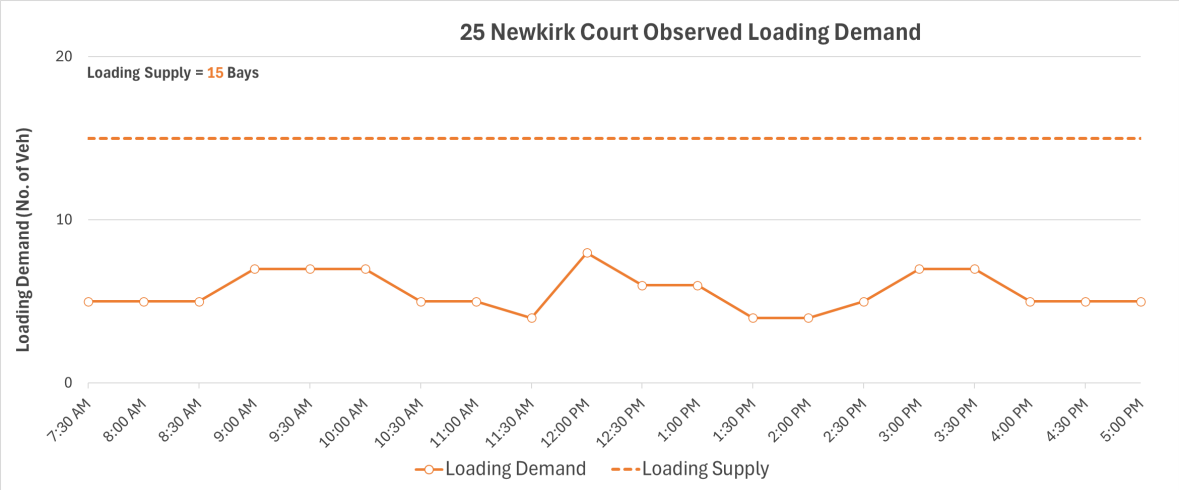

Figure 3: Observed Loading Demand (Trucks)

Table 3: Study Site Loading Utilization Summary (Trucks)

Time Ending	25 Newkirk Court (Loading Supply of 15 Spaces)	
	Demand	Utilization
7:30 AM	5	33%
8:00 AM	5	33%
8:30 AM	5	33%
9:00 AM	7	47%
9:30 AM	7	47%
10:00 AM	7	47%
10:30 AM	5	33%
11:00 AM	5	33%
11:30 AM	4	27%
12:00 PM	8	53%
12:30 PM	6	40%
1:00 PM	6	40%
1:30 PM	4	27%
2:00 PM	4	27%
2:30 PM	5	33%
3:00 PM	7	47%
3:30 PM	7	47%
4:00 PM	5	33%
4:30 PM	5	33%
5:00 PM	5	33%

4.0 Site Circulation Review

A swept path analysis was undertaken for the site plan to demonstrate how vehicles will enter and exit the proposed truck inspection/repair bay in Unit A1 using the following design vehicle with default parameters. The results are provided in **Appendix E**.

- WB-20 Highway Truck Head (TAC Geometric Design Guide for Canadian Roads, 2017)

The swept path analysis results in **Appendix E** indicate that a WB-20 Highway Truck Head can be accommodated through the site and navigate to and from the proposed truck inspection/repair bay at Unit 1A. It is noted that four (4) parking spaces (parking spaces 7 to 10) will be impacted by the design vehicle ingress and egress swept paths at the proposed truck inspection/repair bay as shown in **Appendix E** and **Figure 4**.

Based on the ingress and egress swept paths, the following are recommended to facilitate safe and efficient vehicle movements to and from the proposed truck inspection/repair bay:

- The proposed entrance/door should have a minimum width of 4 metres.
- Parking spaces 7 to 10 to be cordoned off using cones to prevent cars or trucks from parking in these spaces since the truck heads will encroach on these spaces to enter and exit the facility. The loss of these four (4) parking spaces when the facility is operational can be accommodated since the parking review and parking utilization survey showed that the site has a surplus of parking spaces based on observed demand and the applicable By-law requirements.

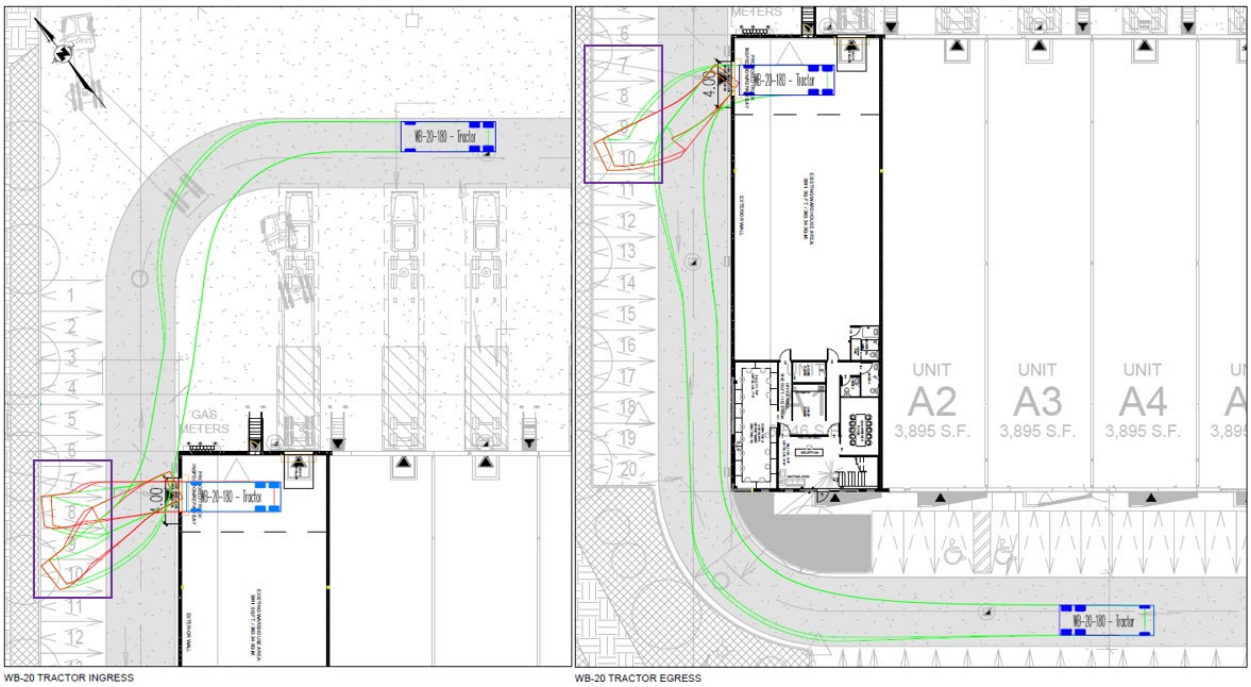

Figure 4: WB-20 Ingress and Egress at Proposed Truck Inspection/Repair Bay

5.0 Conclusions

Based on the parking review and site circulation review, the following conclusions are made:

Parking Review and Parking Utilization Survey

- The parking review conducted for the existing site with the proposed modifications to Unit A1 shows that the existing parking supply of 109 spaces exceeds the By-law requirement of 91 spaces by 18 spaces.
- The analysis results from the parking utilization survey data showed that the current parking supply for the existing site will meet the expected parking demand with the proposed modifications to Unit A1. The maximum observed parking utilization for the site is low at 24%.
- Each of the 15 units including Unit A1 has a dedicated loading bay and the overall site has a maximum loading utilization of 53% at midday.

Site Circulation Review

- The swept path analysis results show that a WB-20 Highway Truck Head (design vehicle) can be accommodated through the site and navigate to and from the proposed truck inspection/repair bay at Unit 1A. It is noted that four (4) parking spaces (parking spaces 7 to 10) will be impacted by the design vehicle ingress and egress swept paths at the proposed truck inspection/repair bay.
- The following are recommended to facilitate safe and efficient truck head movements to and from the proposed truck inspection/repair bay facility:
    - The proposed entrance/door should have a minimum width of 4 metres.
    - Parking spaces 7 to 10 to be cordoned off using cones to prevent vehicles from parking in these spaces and reserve for the proposed facility use. The loss of these four (4) parking spaces when the facility is operational can be accommodated since the parking review and parking utilization survey showed that the site has a surplus of parking spaces based on observed demand and the applicable By-law requirements.

Appendix A

Email Communication with the City

Outlook

RE: [EXTERNAL]25 Newkirk Crt Unit 1A Brampton Parking Utilization Survey (Minor Variance application A-2025-0032)

From Zhang, Qian (andrea) <Qianandrea.Zhang@brampton.ca>
Date Wed 6/25/2025 11:57 AM
To Rudy Sooklall <Rudy.Sooklall@traffmobility.com>; Harminder Singh <hsingh@magh.ca>
Cc pardip <pardip@tanxtransport.com>; Karanvir Gharial <kgharial@magh.ca>; COA <coa@brampton.ca>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rudy,

I've followed up with the City's Traffic Staff, and the parking survey hours can be adjusted to run from **7:30 AM to 5:00 PM**, to ensure coverage starts 30 minutes prior to opening and 30 minutes after closing.

Regarding the swept path analysis, please use **TAC-2017 WB-20 highway truck head** for the assessment.

Hi Maninder,

Can you please confirm when you plan to submit the documents/ studies for Minor Variance application A-2025-0032? As the application was previously deferred to the July hearing, please ensure that all materials be submitted by **July 8, 2025**, to allow sufficient time for Staff review. Otherwise, the application may need to be held to August.

Let me know if you have any questions or need further clarification.

Thanks and regards,

Andrea (Qian) Zhang
Planner I, Development Services
Planning, Building and Growth Management
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
E: qianandrea.zhang@brampton.ca

From: Rudy Sooklall <Rudy.Sooklall@traffmobility.com>
Sent: 2025/06/23 2:35 PM
To: Zhang, Qian (andrea) <Qianandrea.Zhang@brampton.ca>
Subject: [EXTERNAL]25 Newkirk Crt Unit 1A Brampton Parking Utilization Survey (Minor Variance application A-2025-0032)

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hello Andrea,

We were retained to prepare a Parking Justification Brief which includes a Parking Utilization Survey to address the following comments provided by the City:
Following our previous conversation, City Staff have conducted internal discussions regarding Minor Variance application A-2025-0032. Reviewers have requested additional information to facilitate the review of the application. Please provide the following documents:

- ***Parking Justification Brief**: This should include an introduction explaining the changes in use, the reasons for parking deficiency in relation to the zoning bylaw, and an analysis of parking demand.*
- ***Parking Utilization Study**: This study should be conducted by a professional Traffic Consultant.*
- ***Swept Path Analysis**: This analysis should show how the vehicle will come into the loading bay and how it will exit. Please also specify what type of vehicle it will be? (e.g., highway tractors or other types).*

Opening hours for the site are weekdays from 8:00am to 4:30pm. Given that this site has industrial uses, we propose to conduct the parking utilization survey on a weekday between 6:00am to 6:00pm to determine current parking on-site demand. Parked vehicles observations will be made at 30-minute intervals. Please confirm if the City is fine with our proposed approach for the parking utilization survey of the site.

Regards,

Rudy Sooklall, M.A.Sc., P.Eng.
President and Director of Transportation

TRAFFMOBILITY

direct: 416-526-8408
email: rudy.sooklall@traffmobility.com
www.traffmobility.com

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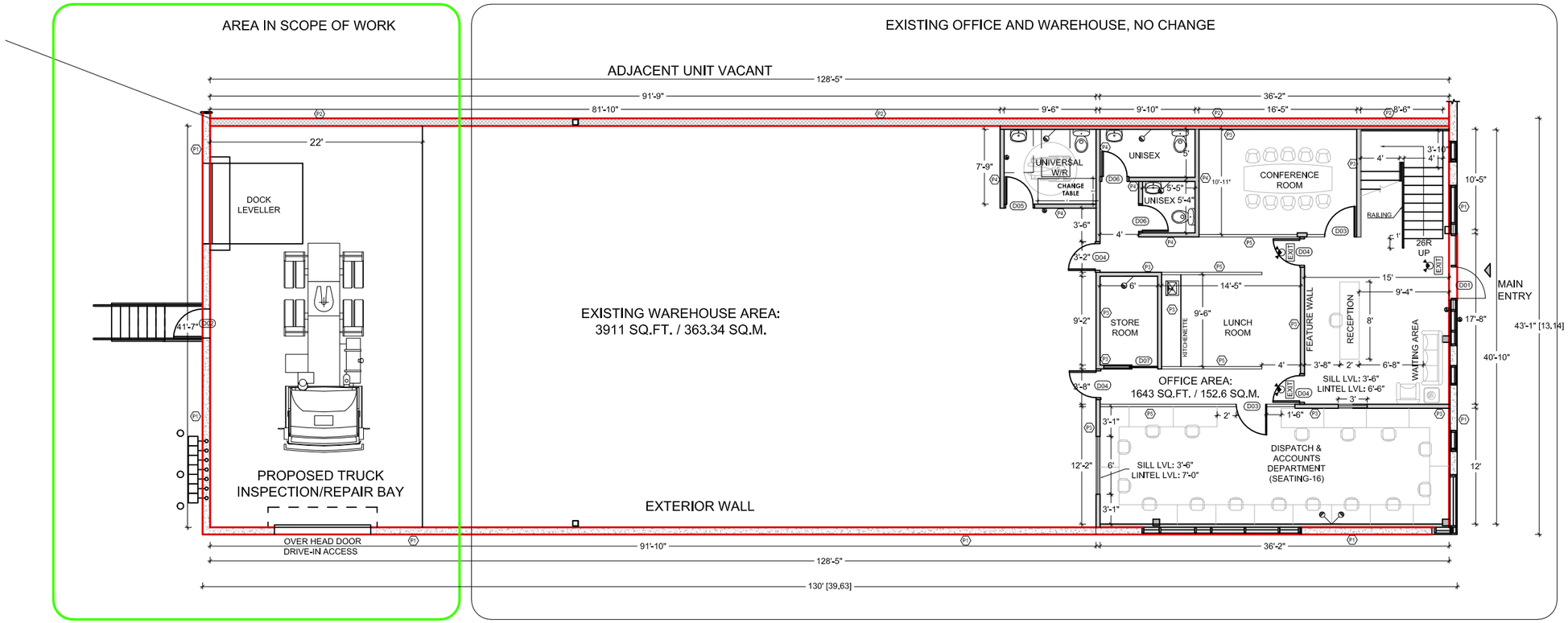
Appendix B

Proposed Floor Plan Changes



1 A-02 **PROPOSED GROUND FLOOR PLAN**

SCOPE OF WORK:

- PROPOSED TRUCK INSPECTION/REPAIR DESIGNATED AREA AT BACK OF THE EXISTING LOGISTIC OFFICE AND WAREHOUSE.
- NO PARTITION WALL PROPOSED, SPACE MARKED NEAR SIDE/BACK ENTRANCE TO BE USED AS TRUCK BAY.
- NO CHANGE TO EXISTING OFFICE AT FRONT AND WAREHOUSE.

GENERAL NOTES:
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IS PROHIBITED WITHOUT THE ENGINEER'S CONSENT. THE CONTRACTOR SHALL CHECK AND VERIFY EVERYTHING AND REPORT ALL ERRORS AND OMMISSONS TO THE ENGINEER

NO:	DESCRIPTION	DATE:
1.	ISSUED FOR MINOR VARIANCE	OCT 10

PROJECT NAME:
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:
25 NEWKIRK COURT, BUILDING 5 UNIT-A1, BRAMPTON, ON.

LICENSED PROFESSIONAL ENGINEER
10/10/24
MS BHARAJ
100086853
PROVINCE OF ONTARIO

MAGH ENGINEERING INC
6033 Shawson Drive, Unit 23, Mississauga, ON-L5T 1H8
Tel: 905.564.1112 | info@magh.ca | www.magh.ca

PROJECT NORTH

DRAWING TITLE: FLOOR PLAN

DESIGN:	MSB
DRAWN:	HS
CHECKED:	MSB
DATE:	OCT, 2024
SCALE:	1/8"=1'-0"

DRAWING NO: Z-01

PROJECT NO: 2304055

Appendix C

Zoning By-law Excerpts

SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

30.1 The following provisions shall apply to all industrial zones as shown on Schedule A to this by-law, in addition to the General Provisions for All Zones included in this by-law.

30.2 Environmental Concerns

Obnoxious industrial uses shall not be permitted.

30.3 Accessory Buildings

(a) Accessory buildings or structures used for a purpose other than an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but shall:

(1) not be used for human habitation;

(2) not exceed 4.5 metres in height;

(3) not have a gross floor area in excess of 100 square metres;

(4) be at least 3 metres from any lot line, and,

(5) except for a gatehouse, not be constructed in a minimum required front yard or minimum required exterior side yard.

(b) Accessory buildings used for the purpose of an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but the gross commercial floor area of any accessory building or buildings on a lot shall not exceed the gross industrial floor area of the main building.

30.4 Loading Spaces

Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

(a) Gross Industrial Floor Area

of building in square metres	Number of loading spaces
280 or less	1 loading space
over 280 up to 7,450	2 loading spaces
over 7,450 up to 14,000	3 loading spaces
over 14,000	3 loading spaces, plus 1 additional loading space for each 9,300 square metres of gross industrial floor area or part thereof in excess of 14,000 square metres

(b) Each loading spaces shall:

(i) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length;

(ii) have a minimum vertical clearance of 4.25 metres; and,

(iii) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

30.5 Parking Spaces

Use	**Minimum Parking Spaces Required**
Industrial – Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing	a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: • Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof; • 5,000 to 10,000 square metres: 83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres; • over 10,000 square metres: 139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area:

	In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.
Warehouse	a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: • Up to 7,000 square metres: 1 parking space per 90 square metres gross floor area or portion thereof; • 7,000 to 20,000 square metres: 78 parking spaces plus 1 parking space per 145 square metres gross floor area or portion thereof that is over 7,000 square metres; • over 20,000 square metres: 168 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 20,000 square metres b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.
Industrial Mall	The same requirements as that of the Industrial – Manufacturing, except for motor vehicle repair or body shop or any non-industrial use which shall provide parking in accordance with applicable standards for that use.
Non-industrial uses	Parking requirements in accordance with that outlined in the General Provisions for Commercial and Residential Zones.

30.6 Fences

No fences shall be permitted in the front yard of any lot in an industrial zone.

30.7 Commercial Uses in Industrial Zones

The following ancillary commercial uses shall be permitted within any industrial zone, provided such uses are located in an industrial mall as defined in this by-law:

(a) a bank, trust company or financial institution;

(b) a dining room restaurant or a convenience restaurant, to a maximum of one restaurant per industrial mall, and a maximum gross leasable area of 465 square metres or 5% of the total gross floor area of the building whichever is less.

(c) a commercial, technical, or recreational school;

(d) a banquet hall; and,

(e) an office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments; and offices of accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners.

Parking requirements for commercial uses in industrial zones shall be in accordance with section 20.

30.8 Restaurant Uses in Industrial Zones

Refuse storage for restaurant uses permitted in any industrial zone of this by-law shall be contained in a climate controlled area within a building.

(327-07)

30.9 Waste Transfer or Processing Station

A Waste Disposal Use shall only be permitted in Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zones in accordance with Sections 32.1, 33.1 and 33.2 respectively. Notwithstanding the Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zone provisions to the contrary, no outside storage associated with a Waste Disposal Use shall be permitted, unless such storage is located within enclosed bins or containers and conforms to all the provisions of the zone respecting outside storage.

Waste Disposal Uses, including those involving hazardous waste, owned, operated or managed by or used for the purposes of a waste program administered by the City of Brampton or the Regional Municipality of Peel are permitted in Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zones, provided that yard, outside storage, parking, and coverage regulations required for the zone where the lands are located are complied with.

30.10 Outdoor Storage

Where outdoor storage is permitted, no storage shall be permitted on any portion of a lot required for parking, loading, driveway, or landscaped open space.

(SECTIONS 30.11, 30.12, AND 30.13 ARE RESERVED)

30.14 Automobile Impound Facilities

Within the area bounded Queen Street, Highway 410, Steeles Avenue, and Kennedy Road, an automobile impound facility shall be permitted subject to the following criteria:

(a) the site is zoned of a zoning category of Industrial M2 or its subsection;

(b) there is a permanent building on the site;

(c) the site has a minimum lot area of 1800 square metres;

(d) a minimum of 5 public parking spaces is provided on the site;

(e) the pound area is screened from streets, open space, and properties not zoned to permit outside storage with an opaque fence; and

(f) a minimum 3 metre wide landscaped strip is provided abutting a public street except at approved access locations.

30.15 Torbram Road

For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road.

(327-07)
30.16 Mechanical Sterilization

Mechanical Sterilization shall be permitted as an accessory use to Animal Hospitals, Private or Public Hospitals, Institutional Uses, Nursing Homes, and Public Uses wherever those uses are permitted in this By-law.

(204-2010)
30.17 Places of Worship

Where a Place of Worship is listed as a permitted use in any Industrial parent zone, it is deemed to be a permitted use in any such parent zone with a special section unless a Place of Worship is specifically prohibited by the special section.

30.18 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply to a Place of Worship in all Industrial Business Zones (MBU), Industrial Zones located within the area shown as "Business Corridor" on Schedule G of this By-law, and Industrial One (M1) and Industrial One A (M1A) Zones located within 500 metres from a Residential Area as shown on Schedule H of this By-law.

a) Maximum Gross Floor Area for all Places of Worship within a Lot: 5,000 metres.
b) Minimum Building Setback for Buildings solely used for a Place of Worship: 7.5 metres to all lot lines.
c) Minimum Landscaped Open Space for lots solely used for a Place of Worship: 3 metres abutting all lot lines except at approved access locations.
d) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
e) Shall be subject to all other requirements and restrictions of the zone in which the Place of Worship is located that do not conflict with 30.18 a) to d).

30.19 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply to a Place of Worship permitted in Industrial One (M1) and Industrial One A (M1A) Zones as shown on Schedule I to this By-law, except those Industrial One (M1) and Industrial One A (M1A) Zones located within 500 metres of a Residential zone, or Industrial One (M1) and Industrial One A (M1A) Zones located within the area shown as "Business Corridor" on Schedule G of this By-law:

a) Maximum Gross Floor Area for all Place of Worship within a Lot: 3,000 square metres.
b) The following accessory uses to a place of worship shall not be permitted: a private school, a day care, and an outdoor play or activity area.
c) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
d) Shall be subject to all other requirements and restrictions of the zone in which the Place of Worship is located that do not conflict with 30.19 a) to c).

(204-2010)
SECTION 31.1 INDUSTRIAL ONE – M1

The lands zoned M1 on Schedule A to this by-law:

31.1.1 shall only be used for the following purposes:

(a)	**Industrial**	
	(1)	the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
	(2)	a printing establishment
	(3)	a warehouse
	(4)	a parking lot
(b)	**Non-Industrial**	
	(1)	a radio or television broadcasting and transmission establishment
	(2)	a furniture and appliance store
	(3)	a recreational facility or structure
	(4)	a community club
	(5)	an animal hospital
	(6)	a place of worship only within areas shown on Schedules G, H and I
(c)	**Accessory**	
	(1)	an associated educational use
	(2)	an associated office
	(3)	a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4)	purposes accessory to the other permitted purposes

31.1.2 shall be subject to the following requirements and restrictions:

(a)	**Minimum Lot Width**	30 metres
(b)	**Minimum Front Yard Depth**	9 metres

(c)	**Minimum Interior Side Yard Width**	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
(d)	**Minimum Exterior Side Yard Width**	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 12 metres
(e)	**Minimum Rear Yard Depth**	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres
(f)	**Maximum Building Height**	No restriction but maximum 2 storeys on a lot which abuts a residential zone
(g)	**Minimum Landscaped Open Space**	(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone. (ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone.
(h)	**Outside Storage**	Not permitted

(January 1, 2014)

Accessible Parking in the City of Brampton

The City of Brampton is committed to ensuring that people of all ages and abilities enjoy the same opportunities as they live, work, play and visit in our City. This commitment includes ensuring access to appropriately marked, signed and maintained accessible parking spaces. Access to accessible parking is very important for people with disabilities to be able to enjoy services and facilities just as others are able to do. As our population ages and the number of people with disabilities increases, the need for accessible parking spaces will be even greater.

Requirements for accessible parking spaces in the City of Brampton are regulated by the following:

- Highway Traffic Act, *Ontario Regulation 581*
  - Specific sign requirements
- Integrated Accessibility Standards Regulation, Design of Public Spaces *Ontario Regulation 413-12*
  - Type of parking spaces
  - Number of accessible spaces to be provided
- City of Brampton, Traffic By-law 93-93
  - Owners/operators obligations
  - Surface, size and configuration of parking spaces and access aisles
  - Curb cuts
  - Specific sign requirements
- City of Brampton, Zoning By-law 270-2004, as amended
  - Number of total parking spaces required (including accessible and regular spaces)
- Approved site plans
  - Specific requirements regarding number and location of accessible parking spaces and access

The following pages provide an overview of the requirements of accessible parking spaces in Brampton and some helpful hints to assist you with compliance with these requirements.

Accessible Parking Spaces

Owners and Operators Obligations:

The following outlines the obligations for parking lot owners and operators with respect to public parking areas and provides information regarding requirements for accessible parking spaces as identified in the Traffic By-law 93-93, Section 48.

As an owner/operator you are obligated to:

- Provide accessible parking spaces for the exclusive use of vehicles that are displaying an accessible parking permit

- Comply with any approved Site Plan requirements with respect to the number and location of accessible parking spaces

- Provide a **minimum** number of parking accessible parking spaces based on the total number of parking spaces provided. The following is an approximation of the number of accessible parking spaces to be provided:

# of Parking Spaces Provided	# of Accessible Parking Spaces	# of Type A Van Accessible	# of Type B
0-12	1	1	0
Requirement for 13 to 100 parking spaces – 4% of total			
13 – 25	1	1	0
26 – 50	2	1	1
51 – 75	3	1	2
76 – 100	4	2	2
Requirement for 101 to 200 parking spaces is 1 plus 3% of total			
101 – 140	5	2	3
141 – 170	6	3	3
171 – 200	7	3	4
Requirement 201 to 1000 parking spaces is 2 plus 2% of total			
201 – 250	7	3	4
251 – 300	8	4	4
301 – 350	9	4	5
351 – 400	10	5	5
401 – 450	11	5	6
451 – 500	12	6	6
501 – 550	13	6	7
551 – 600	14	7	7
601 – 650	15	7	8

651 – 700	16	8	8
701 – 750	17	8	9
751 – 800	18	9	9
801 – 850	19	9	10
851 – 900	20	10	10
901 – 950	21	10	11
951 – 1000	22	11	11
Requirement for more than 1000 parking spaces provided is 11 plus 1% of total			
1001 – 1100	22	11	11
1101 – 1200	23	11	12
1201 – 1300	24	12	12
1301 – 1400	25	12	13
1401 – 1500	26	13	13
1501 – 1600	27	13	14
1601 – 1700	28	14	14
1701 – 1800	29	14	15
1801 – 1900	30	15	15
1901 – 2000	31	15	16
For each 100 parking spaces provided, add 1 additional parking space to the running total.			

- Ensure the accessible parking spaces are kept free of any obstructions, snow, ice and slush and are maintained to the same standards as the other parking spaces provided in that public parking area.
- Maintained in good repair so pavement markings are easily identified by the public.

Each accessible parking space must comply with the following:

Surface:

- Be located on a hard, level surface
- Be located in an area where people with disabilities can easily access a building or facility via curb ramps, depressed curbs or other means

Physical Dimensions:

- Type A – Van Accessible
    - Be a minimum of 3.4 metres wide and as long as the other parking spaces in the same public parking area
    - Have an access aisle that is a minimum of 1.5 metres wide, as long as the parking space and be marked with high tonal contrast diagonal lines to indicate that parking is prohibited in this space

- Type B
    - Be a minimum of 2.4 metres wide and as long as the other parking spaces in the same public parking area
    - Have an access aisle that is a minimum of 1.5 metres wide, as long as the parking space and be marked with high tonal contrast diagonal lines to indicate that parking is prohibited in this space
- Where two accessible parking spaces (Type A and/or Type B) are provided in the same location, a shared access aisle of 1.5 metres may be used
- Incorporate a pavement marking with the International Symbol of Access (wheelchair)
    - White symbol and border, blue background under the symbol
    - Blue paint to be similar in colour to that used on Highway Traffic Act (HTA) Permit Only sign
- Width measurements are calculated based on mid-point to mid-point from the painted lines of the parking space and access aisle
- Painted lines may be white or yellow in colour
    - If yellow is used it shall match the yellow traffic paint chip of the Ministry of Transportation, Ontario or US. Federal 595B, Yellow 33538
- Recommended line width for markings is 10 cm
- All pavement markings to be slip resistant paint

Curb Cuts:

- Must be provided where there is a change in grade and the access aisle abuts a raised surface or where a raised surface is in close proximity to the access aisle

Signage:

- Erect signage for each accessible parking space and maintain it in good repair and ensure that it:
    - Is visible to the public
    - Is located on a permanent post, building or structure
    - Has the bottom edge of the sign 1 metre to 1.5 metres above the surface
    - Is located mid-point at the end of the parking space so that it does not block access to the parking space or interfere with the access to the depressed curb or curb cut
    - Is reflective
    - Is in accordance with the requirements of the Highway Traffic Act, *Ontario Regulation 581, Section 11*
    - Includes the wording “Maximum Fine $5000” and “For Enforcement call 905-458-3424” on the same sign or an another sign in close proximity to the accessible parking sign

- For Type A parking spaces, in addition to the above, include the wording “Van Accessible” on the same sign or on a sign located below the Permit Only sign

Appendix D

Parking Utilization Survey Data

TRAFFIC-SURVEY-ANALYSIS, INC.
25 Mojave Cres., Richmond Hill,
Ontario, L4S 1R4 Tel: (416) 725-1196; Fax (905) 737-1867
e-mail: levslavin@rogers.com

Parking Survey, 25 Newkirk Court_Brampton

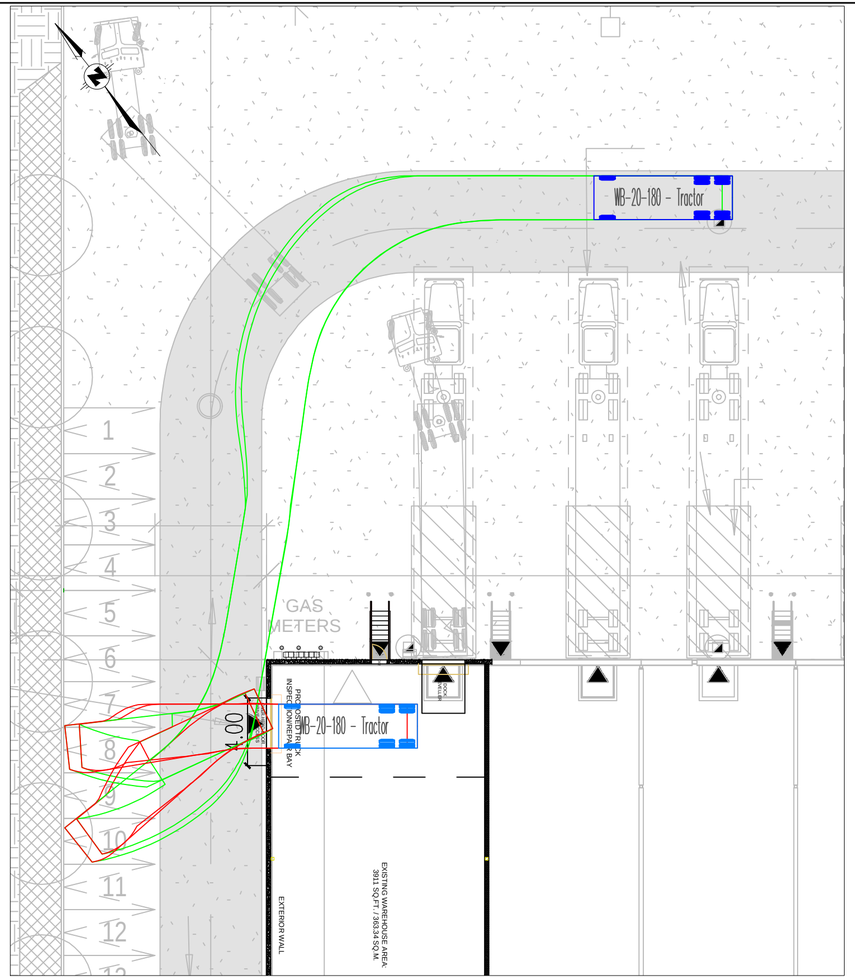
Thursday, 3 July 2025

Period						
Start	End	Regular Parking	Accessible Parking	Other parking	Trucks at the loading bays	TOTAL
Total parking spaces		101	8		15	124
	7:30 AM	5			5	10
7:30 AM	8:00 AM	7			5	12
8:00 AM	8:30 AM	9			5	14
8:30 AM	9:00 AM	13			7	20
9:00 AM	9:30 AM	15			7	22
9:30 AM	10:00 AM	15			7	22
10:00 AM	10:30 AM	17			5	22
10:30 AM	11:00 AM	22			5	27
11:00 AM	11:30 AM	20			4	24
11:30 AM	12:00 PM	22			8	30
12:00 PM	12:30 PM	23			6	29
12:30 PM	1:00 PM	24			6	30
1:00 PM	1:30 PM	26			4	30
1:30 PM	2:00 PM	26			4	30
2:00 PM	2:30 PM	25			5	30
2:30 PM	3:00 PM	25	1		7	33
3:00 PM	3:30 PM	24	1		7	32
3:30 PM	4:00 PM	24	1		5	30
4:00 PM	4:30 PM	23	2		5	30
4:30 PM	5:00 PM	18	1		5	24

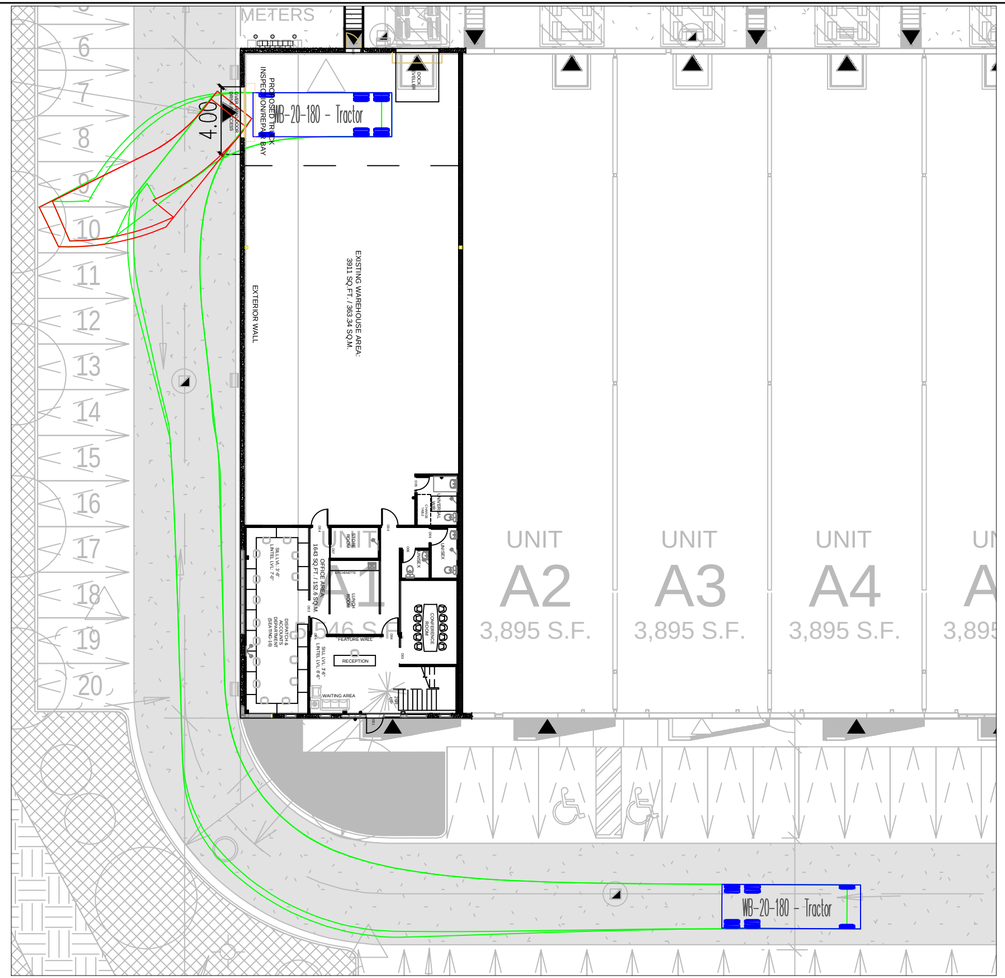
Note: The entire day, one of the loading bays was occupied by a tractor unit without a trailer and another by a trailer without a tractor unit.

Appendix E

Vehicle Manoeuvring Diagrams

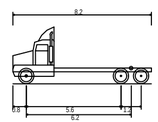


WB-20 TRACTOR INGRESS



WB-20 TRACTOR EGRESS

LEGEND:
- FORWARD PATH
- REVERSE PATH



WB-20-180 - Tractor	
Overall Length	8.200m
Overall Width	2.600m
Overall Body Height	3.358m
Min Body Ground Clearance	0.435m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.300m

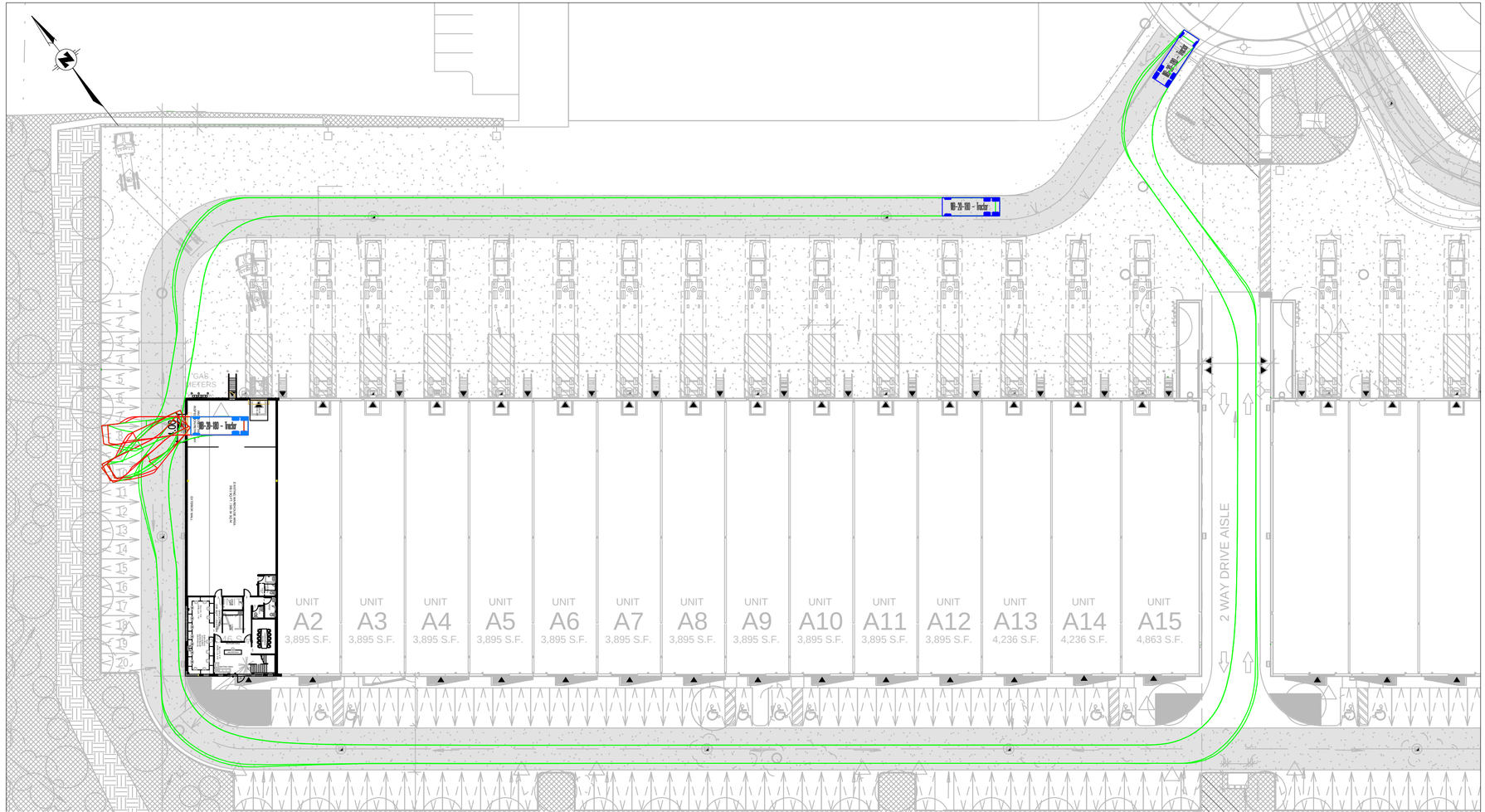
REV.	SUBMISSION	DATE	INITIAL
A	100% DESIGN SUBMISSION	2025/07/04	V.L.

25 NEWKIRK COURT
PARKING STUDY

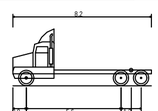
SWEPT PATH ANALYSIS

TRAFFMOBILITY

DESIGN	R.S.	DRAWN	V.L.	CHECKED	R.S.	CONTRACT No.	PTRAN2025023
SCALE:	1:250					DRAWING NUMBER	
DATE:	2025/07/04						



LEGEND:
- FORWARD PATH
- REVERSE PATH



WB-20-180 - Tractor

Overall Length	8.200m
Overall Width	2.600m
Overall Body Height	3.358m
Min Body Ground Clearance	0.435m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.300m

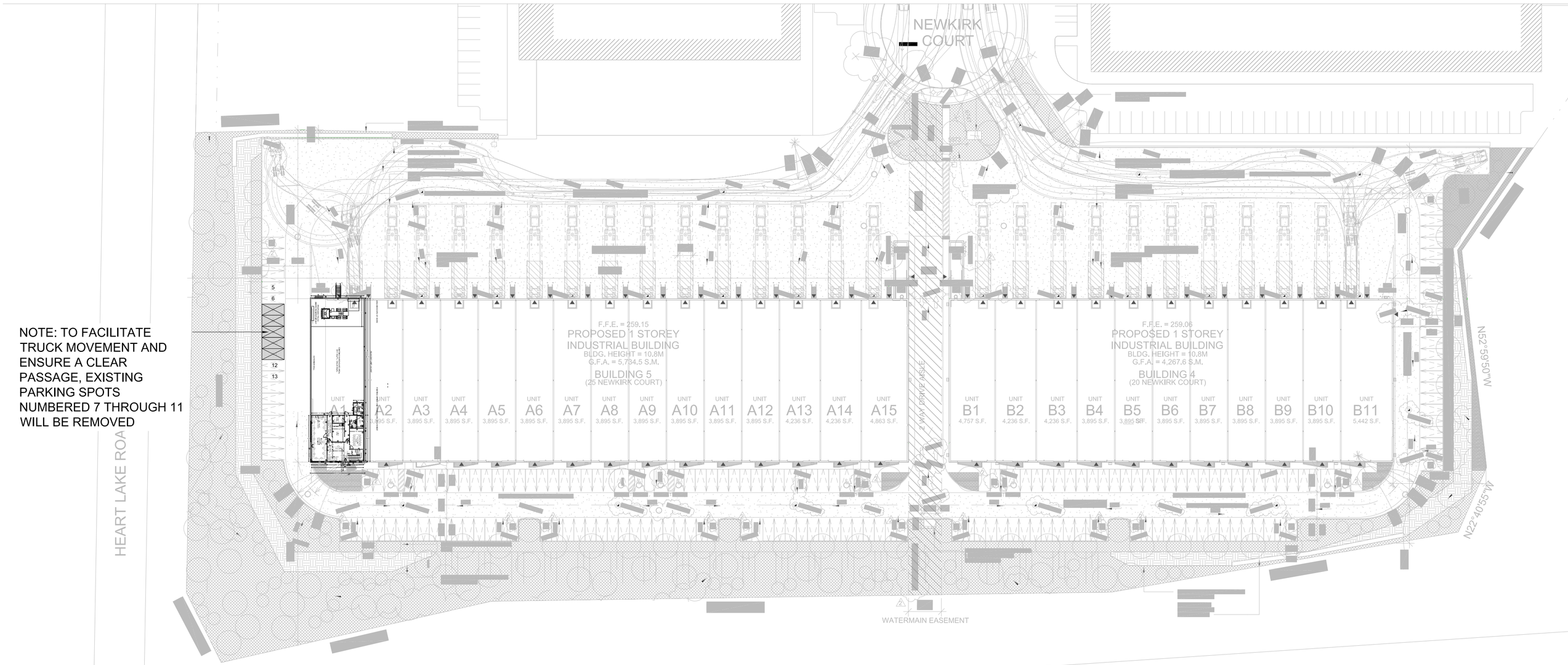
REV.	SUBMISSION	DATE	INITIAL
A	100% DESIGN SUBMISSION	2025/07/04	V.L.

25 NEWKIRK COURT
PARKING STUDY

SITE CIRCULATION

TRAFFMOBILITY

DESIGN	R.S.	DRAWN	V.L.	CHECKED	R.S.	CONTRACT No.	PTRAN2025023
SCALE:	1:500					DRAWING NUMBER	
DATE:	2025/07/04						



NOTE: TO FACILITATE TRUCK MOVEMENT AND ENSURE A CLEAR PASSAGE, EXISTING PARKING SPOTS NUMBERED 7 THROUGH 11 WILL BE REMOVED

BUILDING-5 PARKING STATISTICS:
EXISTING PARKING SPACE: 109
REQUIRED PARKING SPACE = 91
AVAILABLE SPACES AFTER REDUCTION = 109-5=104

SITE PL

GENERAL NOTES:
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IS PROHIBITED WITHOUT THE ENGINEER'S CONSENT. THE CONTRACTOR SHALL CHECK AND VERIFY EVERYTHING AND REPORT ALL ERRORS AND OMMISSONS TO THE ENGINEER

NO:	DESCRIPTION	DATE:
3.	FOR TRUCK SWEPT PATH	JULY 11
2.	FOR PARKING CALCULATIONS	JAN 15
1.	ISSUED FOR MINOR VARIANCE	OCT 10

PROJECT NAME:
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:
25 NEWKIRK COURT, BUILDING- 5, UNIT-A1, BRAMPTON, ON.

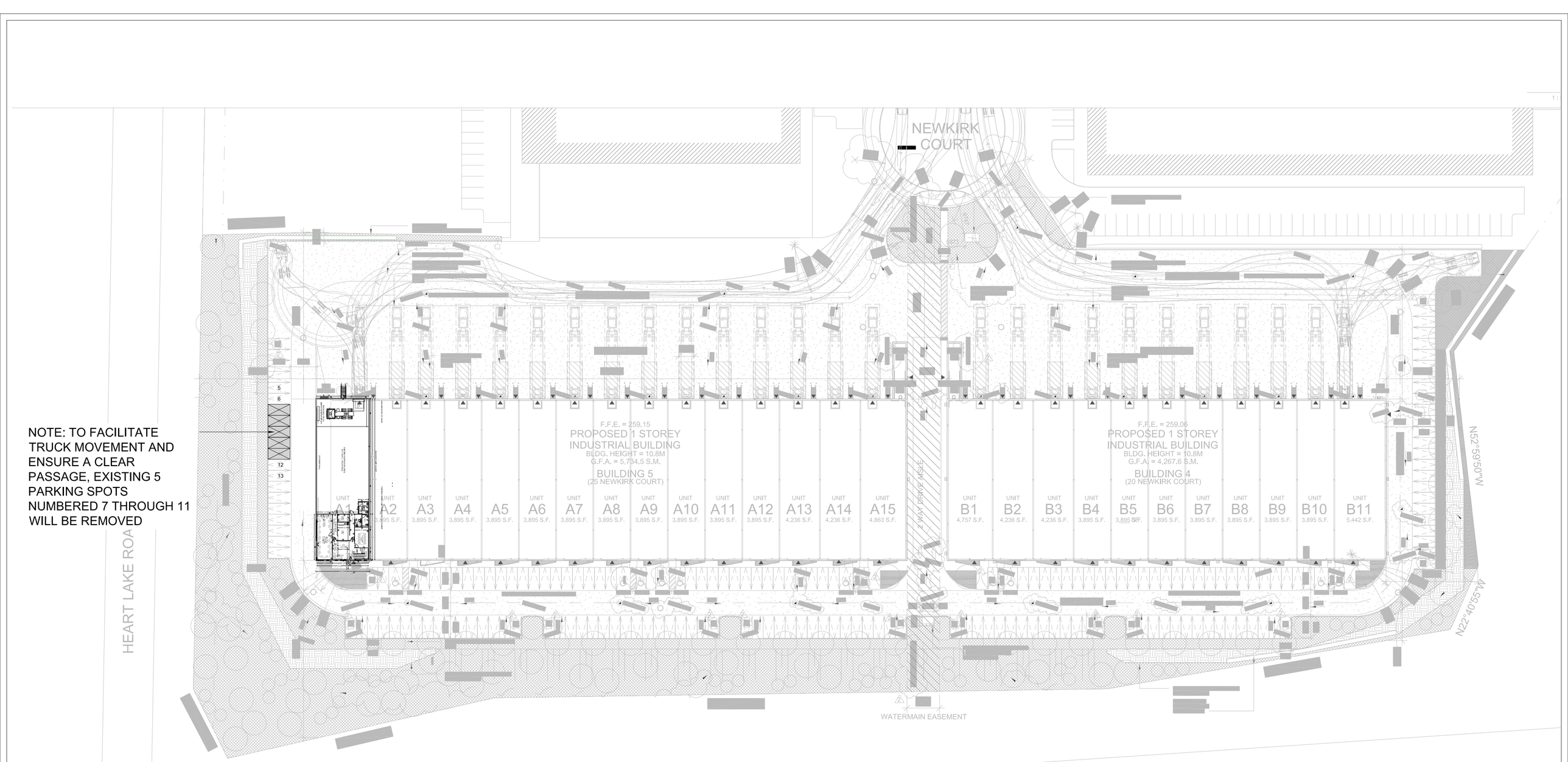
LICENSED PROFESSIONAL ENGINEER
07/11/25
MS BHARAJ
100086853
PROVINCE OF ONTARIO

MAGH ENGINEERING INC
6033 Shawson Drive, Unit 23, Missisauga, ON-L5T 1H8
Tel: 905.564.1112 | info@magh.ca | www.magh.ca

PROJECT NORTH

DRAWING TITLE:
SITE PLAN & PARKING STATISTICS

DESIGN:	MSB	DRAWING NO:	Z-04
DRAWN:	K.S.G.		
CHECKED:	MSB		
DATE:	JULY, 2025		
SCALE:	1/8"=1'-0"	PROJECT NO:	2304055



NOTE: TO FACILITATE TRUCK MOVEMENT AND ENSURE A CLEAR PASSAGE, EXISTING 5 PARKING SPOTS NUMBERED 7 THROUGH 11 WILL BE REMOVED

BUILDING-4 & 5 PARKING STATISTICS:
EXISTING PARKING SPACES: 192 (AS PER BASE BUILDING DRAWINGS)
REQUIRED PARKING SPACES: 210 (CALCULATED BY ZONING DEPARTMENT)
AVAILABLE SPACES AFTER REDUCTION: 192-5=187

SITE PL

GENERAL NOTES:

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IS PROHIBITED WITHOUT THE ENGINEER'S CONSENT. THE CONTRACTOR SHALL CHECK AND VERIFY EVERYTHING AND REPORT ALL ERRORS AND OMMISSONS TO THE ENGINEER

NO:	DESCRIPTION	DATE:
3.	FOR TRUCK SWEPT PATH	JULY 11
2.	FOR PARKING CALCULATIONS	JAN 15
1.	ISSUED FOR MINOR VARIANCE	OCT 10

PROJECT NAME:
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:
25 NEWKIRK COURT, BUILDING- 5, UNIT-A1, BRAMPTON, ON.

LICENSED PROFESSIONAL ENGINEER
07/11/25
MS BHARAJ
100086853
PROVINCE OF ONTARIO

MAGH ENGINEERING INC
6033 Shawson Drive, Unit 23, Missisauga, ON-L5T 1H8
Tel: 905.564.1112 | info@magh.ca | www.magh.ca

PROJECT NORTH

DRAWING TITLE:
SITE PLAN & PARKING STATISTICS

DESIGN:	MSB	DRAWING NO:	Z-04
DRAWN:	K.S.G.		
CHECKED:	MSB		
DATE:	JULY, 2025		
SCALE:	1/8"=1'-0"	PROJECT NO:	2304055

BRAMPTON

Public Meeting Notice
Committee of Adjustment

Application for Minor Variance

Section 45 of the *Planning Act,* R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**A-2025-0032**
Property Address:	**25 Newkirk Court, Unit 1**
Legal Description:	**PSCP 1135, Level 1, Unit 1, Ward 2**
Agent:	**Maninder Bharaj (Magh Engineering Inc)**
Owner(s):	**1000382343 Ontario Ltd (Corporation)**
Other applications under the *Planning Act*	**nil**
Meeting Date and Time:	**Tuesday, July 29, 2025, at 9:30 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 Truck Repair/Inspection use in conjunction with a warehouse, whereas the by-law does not permit motor vehicle repair as a principal or accessory use; and
2. To permit 187 parking spaces, whereas the by-law requires 210 parking spaces.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, July 24, 2025.**
- 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 **12:00 pm on Thursday, July 24, 2025,** 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.

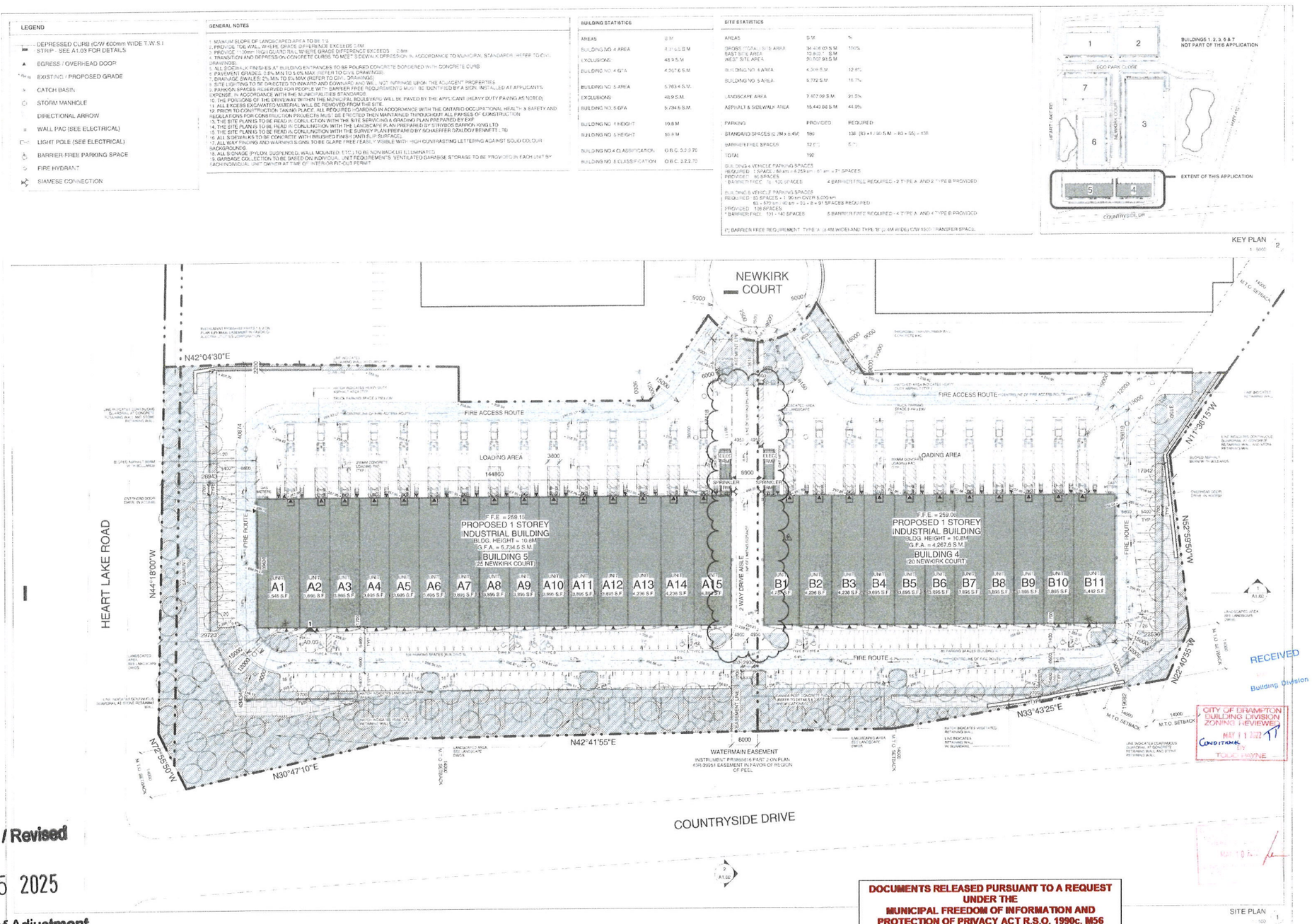
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 14th day of July 2025

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



Received / Revised

JUL 15 2025

Committeee of Adjustment

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

Giovanni A. Tassone

NOT ISSUED FOR CONSTRUCTION

DEVELOPMENT

Revisions

Date	No.	Description
15/3/22	06	REISSUED FOR BUILDING PERMIT
01/10/22	05	RE-ISSUED FOR SITE PLAN REVIEW
12/05/21	04	ISSUED FOR BUILDING PERMIT
12/03/21	03	RE-ISSUED FOR SITE PLAN REVIEW
29/20/21	02	RE-ISSUED FOR SITE PLAN REVIEW
08/06/21	01	ISSUED FOR SITE PLAN REVIEW

Date Issued
Issue Date

PLAN NORTH

Architect Inc.
GIOVANNI A. TASSONE

HEART LAKE RD BUILDING 5

25 NEWKIRK COURT

Brampton Site Plan No: SPA-20210135

Project No.	Scale
21018	As indicated
Drawn By	Checked By
HA	GAT

SITE PLAN

Drawing No.

A1.01

Ministry of Transportation

Corridor Management Office
Central
7th Floor
159 Sir William Hearst Avenue
Toronto ON M3M 0B7
Tel: 437-833-9427

Ministère des Transports

Section de la gestion des couloirs routiers
Centre
7e étage
159 avenue Sir William Hearst
Toronto ON M3M 0B7
Tél.: 437-833-9427

Ontario

07 July 2025

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
Via email: coa@brampton.ca

Re: Committee of Adjustment; July 2025

Although the MTO will not be attending the meeting we have reviewed the agenda items and offer the following comments:

Minor Variance

- **A-2022-0268 2257 and 2267 Embleton Road**
- **A-2025-0016 39 Nuffield Street**
- **A-2025-0031 181 Rutherford Road South**
- **A-2025-0036 6-139 Devon Road**
- **A-2025-0038 2035 Embleton Road**
- **A-2025-0046 10 Settlers Field Road**
- **A-2025-0050 9501-9511 Torbram Road**
- **A-2025-0054 2-6 Maritime Ontario Boulevard**
- **A-2025-0055 11075 Clarkway Drive**
- **A-2025-0056 50 Gillingham Drive**
- **A-2025-0057 1572 Queen Street West**
- **A-2025-0058 158 Queen Street East**

The subject properties described above are all located outside the MTO Permit Control Area; therefore, we have no comments.
*Subject to the conditions in effect at the time of applying.

- **A-2025-0032 25 Newkirk Court, Unit 1**

Regarding the property municipally known as 25 Newkirk Court, Unit 1, although located within the MTO Permit Control Area for Highway 410, the subject Minor Variance will not require a Building & Land Use Permit from this office as there appears to be no

change proposed to the existing structural footprint on the property or changes to the land on which it stands. Therefore, we have no further comments. Should this change, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works.

Information regarding the application process, forms and the policy can be found at the following link:
https://www.ontario.ca/page/highway-corridor-management

If you have any questions, please feel welcome to ask.

Kind regards,

Nicole Hajjar (She/Her)
Corridor Management Officer | Central Region West | Operations Division
Ministry of Transportation | Ontario Public Service
416-303-1687 | Nicole.Hajjar@ontario.ca

Ontario

Flower City

brampton.ca

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

FILE NUMBER: A-2025-0036

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)** GURMAT BIBEK PARCHAAR SOCIETY
   Address 6-139 DEVON RD BRAMPTON, ON, L6T5L8
   Phone # 416-543-5033 **Fax #**
   Email MANINDERK@GMAIL.COM

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
   Address 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4
   Phone # 437-888-1800 **Fax #**
   Email APPLICATIONS@NOBLELTD.CA

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

-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED USE IN UNIT 6
-TO PERMIT 72 PARKING SPACES,
-TO PERMIT 2 ACCESIBLE PARKING SPACES,

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

WHEREAS 83
PARKING SPACES ARE REQUIRED
WHEREAS
4 ACCESSIBLE PARKING SPACES ARE REQUIRED

5. **Legal Description of the subject land:**
   Lot Number
   Plan Number/Concession Number 460
   Municipal Address

6. **Dimension of subject land (in metric units)**
   Frontage N/A
   Depth N/A
   Area N/A

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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

10. **Date of Acquisition of subject land:** _____

11. **Existing uses of subject property:** _____

12. **Proposed uses of subject property:** _____

13. **Existing uses of abutting properties:** _____

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

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

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 ☑
Ditches ☐ **Other (specify)** _____
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 24 DAY OF March, 20 25.

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, Maninder Kambaj, 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 24 DAY OF

March, 20 25.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2026.

A Commissioner etc.

Maninder Kambaj

_____
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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 March 24, 2025

Date Application Deemed Complete by the Municipality Mercelyn

Revised 2022/02/17

BRAMPTON
brampton.ca Flower City

Planning and Development Services
Building Division
8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

NOTICE OF PERMISSION TO CONSTRUCT

Where acquisition of the building permit and the proposed construction are being undertaken by other than the owner, this form shall be completed and returned to the Building Division prior to the issuance of a permit. In the case of a unit in a condominium where work proposed affects the common elements of the building, permission to construct is required from the Condominium Corporation.

Date: 07/Feb/2025

To: The Chief Building Official,
City of Brampton, Building Division
8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

Telephone #905-874-2401 Fax# 905-874-2499

Re: **Building Permit Application #** _____

☐ **Unit Finish** ☐ **Interior Alteration** ☐ **Other (describe)** _____

Location: 139 (#) Devon Road (Street) 6 (Unit / Suite)

Owner of Property: Maninder Kamboj

Name of Business: GURMAT BIBEK PARCHAAR SOCIETY

This will confirm the consent of the property owner for the tenant / occupant or unit owner to acquire the necessary permits and to complete the proposed construction at the above noted location.

Yours truly,

☐ **Property Owner**

MAININDER KAMBOJ	DIRECTOR	416-543-5033
(Signature)	(Title)	(Phone)
maninderk@gmail.com	maninderk@gmail.com	
(Print Name)	(Email)	

or

☐ **Condominium Corporation #** _____

(Signature)	(Title)	(Phone)
(Print Name)	(Email)	

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: (139 #6 Unit) Devon Road BRAMPTON

I/We, MANINDER KAMBOJ (GURMAT BIBEK PARCHAAR SOCIETY)
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 7th day of Feb, 2025

Maninder Kamboj
(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

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: #6 139 Devonboard BRAMPTON

I/We, Maninder Kamboj (GURMAT BIBEK PARCHAAR SOCIETY)
please print/type the full name of the owner(s)

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

Noble Prime Solutions 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 7th day of Feb, 2025

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

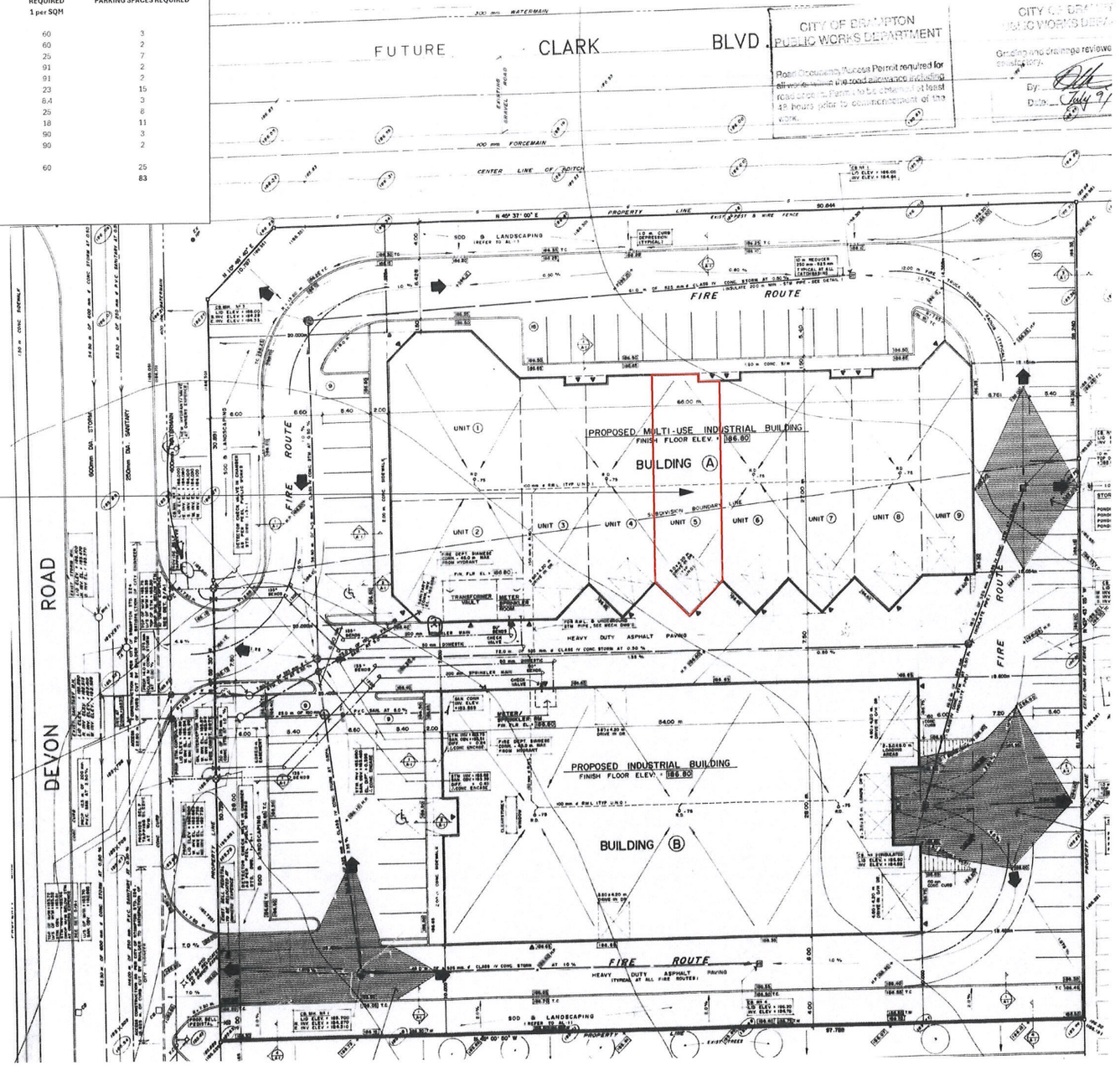
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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.

UNIT #	USES	BUSINESS NAME	AREA (sqm)	REQUIRED 1 per SQM	PARKING SPACES REQUIRED
139 DEVON RD					
1	CATERING SERVICES	MERCY'S CATERING SERVICES	141.77	60	3
2	METAL MACHINERY WAREHOUSE	2740140 ONTARIO INC.	111.48	60	2
3	OFFICES	COMPLIANCE MENTORZ INC.	152.36	25	7
4	BUILDING MATERIALS	GOLDTRUST INC.	181.53	91	2
5	RENOVATION/ REMODELLING	DS KITCHEN& WASHROOM RENO.	181.53	91	2
6	GURUDWARA	GURMAT BIBEK VIDYALA	339.18	23	15
6	PLACE OF WORSHIP (WORSHIP AREA)	GURMAT BIBEK VIDYALA	24.15	64	3
7	CHURCH ADMIN. OFFICE	REDEEMED CHRISTIAN CHURCH	181.53	25	8
8	VEHICLE TINTING SERVICES	2525045 ONTARIO INC.	161.53	18	11
9	MACHINES WAREHOUSE	2754997 ONTARIO INC.	181.53	90	3
10	MACHINES WAREHOUSE	SIMON BROTHERS CONSTRUCTION LTD.	141.67	90	2
135 DEVON RD					
11,12	VACANT		1,479.60	60	25
					83
	ACCESSIBLE PARKINGS REQUIRED			4	
	ACCESIBLE PARKINGS PROVIDED			2	

139 DEVON RD
UNIT- 6



MINOR VARIANCE

-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED USE IN UNIT 6

-TO PERMIT 72 PARKING SPACES, WHEREAS 83 PARKING SPACES ARE REQUIRED

-TO PERMIT 2 ACCESIBLE PARKING SPACES, WHEREAS 4 ACCESSIBLE PARKING SPACES ARE REQUIRED

UNIT 6

GROUND FLOOR AREA: 1,954 SF (181.53 SQM)
MEZANINE FLOOR AREA: 1,697 SF (157.65 SQM)

TOTAL PARKINGS AVAILABLE: 72 SPACES
ACCESSIBLE PARKING AVAILABLE: 2 SPACES

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

SITE PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

FIRM	BCIN
Noble Prime Solutions Ltd	118716

FEB 24/25

01 ISSUED FOR PERMIT	FEB 24/25

ADDRESS:
139 DEVON RD
(UNIT 6)
BRAMPTON, ON

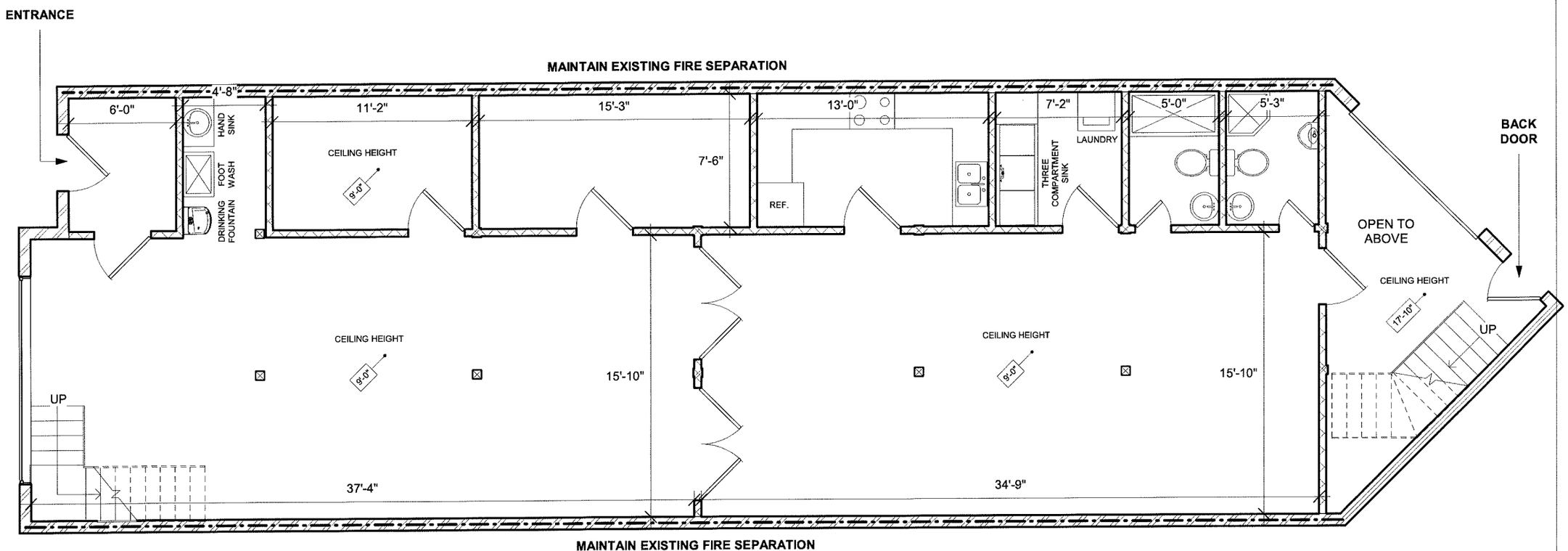
DRAWN BY: NK | CHECKED BY: JB

PROJECT NUMBER: 25C-31356

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: FEB 24/25 | DWG No: A2.5

SCALE:



GROUND FLOOR AREA: 1,954 SF (181.53 SQM)

LEGEND

EXISTING FIRE SEPARATION TO REMAIN

FE — NEW SURFACE WALL MOUNTED FIRE EXTINGUISHER 'FE' AS SPECIFIED. CO-ORDINATE LOCATION AND MOUNTING HEIGHT WITH FIRE MARSHALL AND BUILDING INSPECTOR. TYPICAL.

FIRE ALARM BELL

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

FIRM	BCIN
Noble Prime Solutions Ltd	118716

FEB 24/25

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

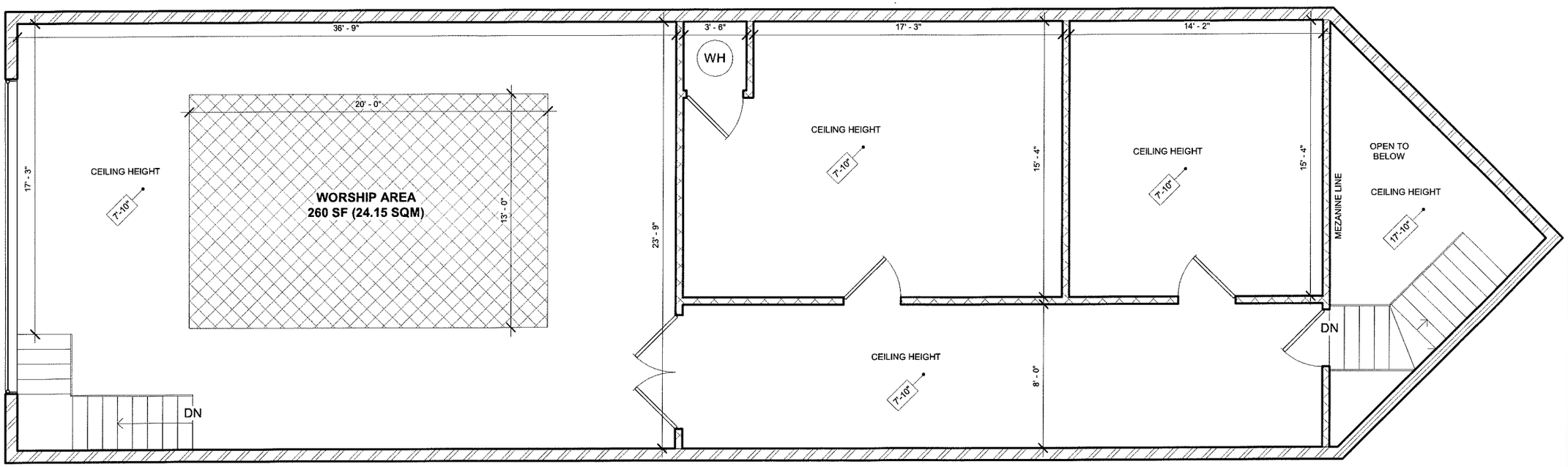
ADDRESS:
139 DEVON RD
(UNIT 6)
BRAMPTON, ON

01	ISSUED FOR VARIANCE	FEB 24/25

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobleltd.ca
(437) 888 1800

GROUND FLOOR PLAN

DRAWN BY:	CHECKED BY:	DATE:	DWG No:
NK	TR	FEB 24/25	A3
PROJECT NUMBER: 25C-31356		SCALE: 3/16" = 1'-0"	



MEZANINE FLOOR AREA: 1,697 SF (157.65 SQM)

MEZANINE FLOOR PLAN

DRAWN BY:	CHECKED BY:
NK	TR
PROJECT NUMBER:	
25C-31356	

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

FIRM	BCIN
Noble Prime Solutions Ltd	118716

FEB 24/25

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ADDRESS:
139 DEVON RD
(UNIT 6)
BRAMPTON, ON

01	ISSUED FOR VARIANCE	FEB 24/25

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobleltd.ca
(437) 888 1800

DATE: FEB 24/25
SCALE: 3/16" = 1'-0"
DWG No: A3.5

Zoning Non-compliance Checklist

File No. A-2025-0036

Applicant: Pavneet Kaur
Address: 6-139 Devon Rd
Zoning: M3-1529
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a place of worship in Unit 6,	whereas the by-law does not permit the use.	1529.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2025/03/19

Date

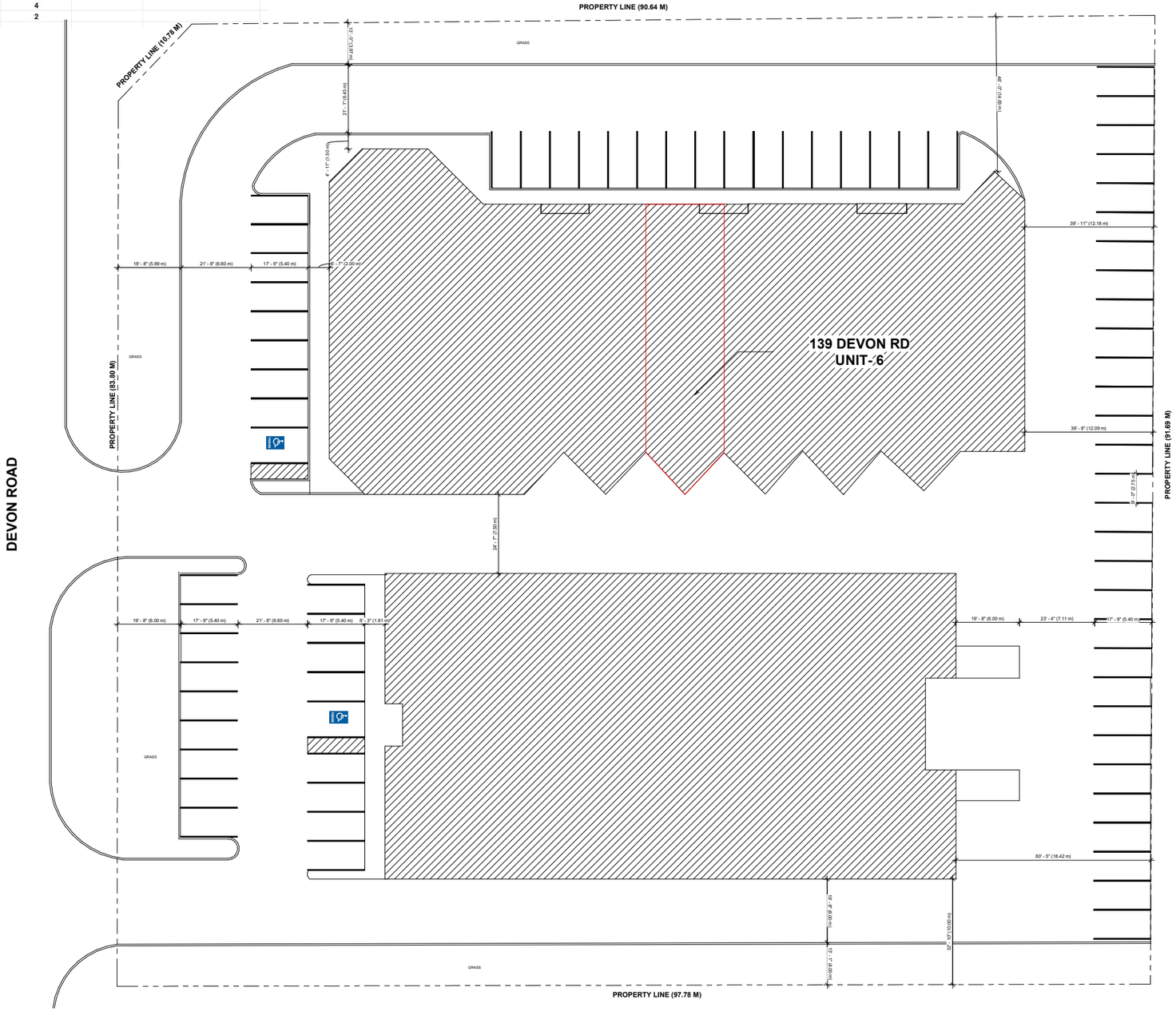
UNIT #	USES	BUSINESS NAME	AREA (sqm)	REQUIRED 1 per SQM	PARKING SPACES REQUIRED
139 DEVON RD					
1	CATERING SERVICES	MERCY'S CATERING SERVICES	141.77	60	3
2	METAL MACHINERY WAREHOUSE	2740140 ONTARIO INC.	111.48	60	2
3	OFFICES	COMPLIANCE MENTORZ INC.	152.36	25	7
4	BUILDING MATERIALS	GOLDTRUST INC.	181.53	91	2
5	RENOVATION/ REMODELLING	DS KITCHEN& WASHROOM RENO.	181.53	91	2
6	GURUDWARA	GURMAT BIBEK VIDYALA	339.18	23	15
6	PLACE OF WORSHIP (WORSHIP AREA)	GURMAT BIBEK VIDYALA	24.15	8.4	3
7	CHURCH ADMIN. OFFICE	REDEEMED CHRISTIAN CHURCH	181.53	25	8
8	VEHICLE TINTING SERVICES	2525045 ONTARIO INC.	181.53	18	11
9	MACHINES WAREHOUSE	2754907 ONTARIO INC.	181.53	90	3
10	MACHINES WAREHOUSE	SIMON BROTHERS CONSTRUCTION LTD.	141.67	90	2
135 DEVON RD					
11,12	VACANT		1,479.60	60	25
					83
	ACCESSIBLE PARKINGS REQUIRED		**4**		
	ACCESIIBLE PARKINGS PROVIDED		**2**		

MINOR VARIANCE

-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED USE IN UNIT 6

-TO PERMIT 72 PARKING SPACES, WHEREAS 83 PARKING SPACES ARE REQUIRED

-TO PERMIT 2 ACCESIBLE PARKING SPACES, WHEREAS 4 ACCESSIBLE PARKING SPACES ARE REQUIRED



TOTAL PARKINGS AVAILABLE: 72 SPACES
ACCESSIBLE PARKING AVAILABLE: 2 SPACES

UNIT 6
GROUND FLOOR AREA: 1,954 SF (181.53 SQM)
SECOND FLOOR AREA: 1,697 SF (157.65 SQM)

NOBLE PRIME SOLUTIONS LTD.

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON,ON.

info@nobleltd.ca
(437) 888 1800

DRAWN BY:	NK	CHECKED BY:	JB
PROJECT NUMBER:			

ADDRESS:

139 DEVON RD
(UNIT 6)
BRAMPTON, ON

SITE PLAN

Project number	25C-31356
Date	FEB 24/25
Drawn by	Author
Checked by	JB

A2.5

Scale 1" = 10'-0"

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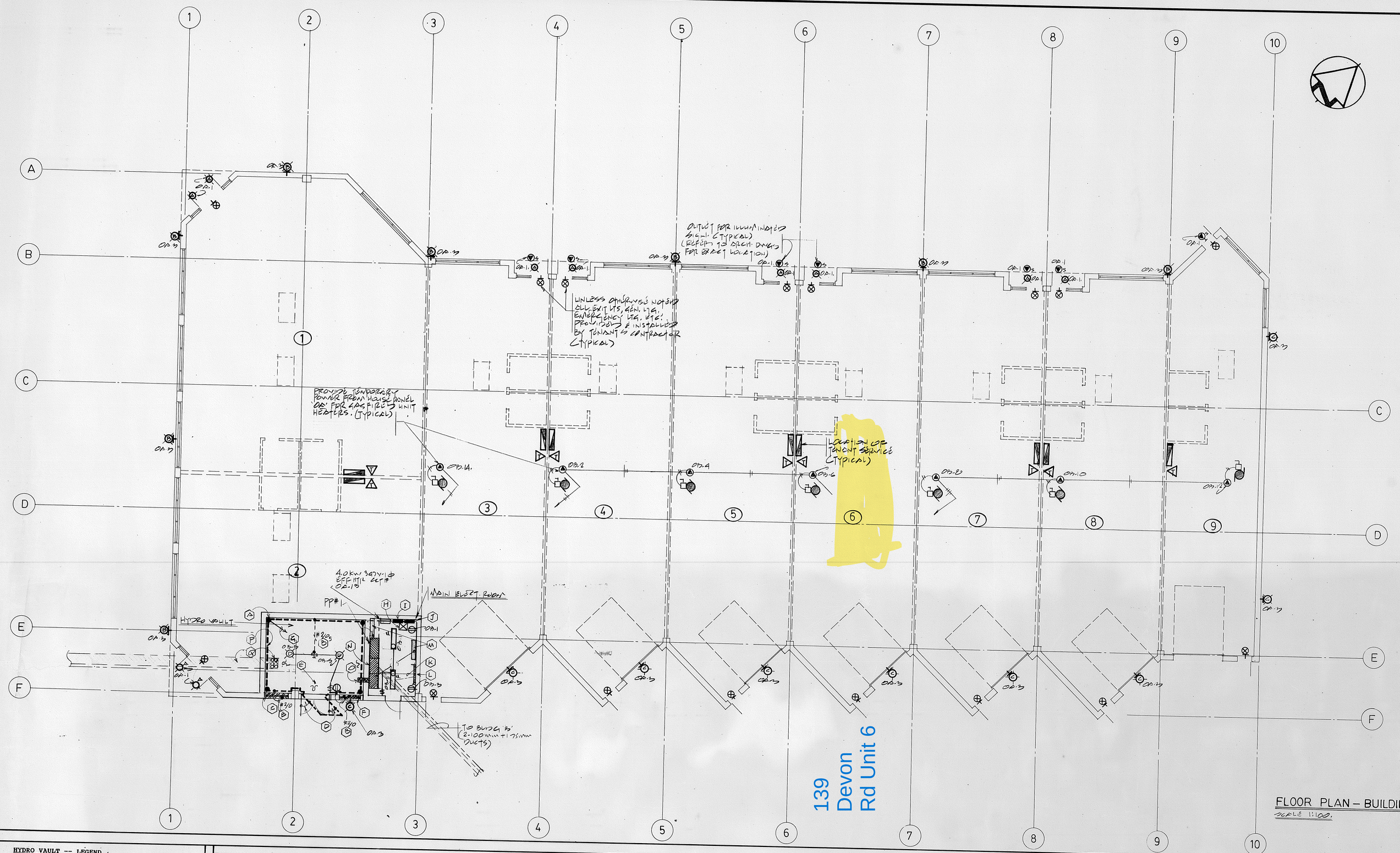


FLOOR PLAN – BUILDING 'A'
SCALE 1:100.

139 Devon Rd Unit 6

CITY OF BRAMPTON FIRE DEPARTMENT
Reviewed
Date Dec 17/90 Officer
Subject to the requirements as noted of the
Ontario Fire Code
The Fire Marshals Act R.S.O. 1980
The Ontario Building Code
and amendment thereto.
Division of Fire Prevention

- Emerg Exit Lighting To conform To O.B.C. 3.2.7.
- Exits To conform To O.B.C. 3.4.

HYDRO VAULT -- LEGEND

- (A) 4 – 20mm X 3000mm LONG GROUND RODS IN EACH CORNEROF VAULT, PROTRUDING 75 mm A.F.F. THE CONTINUOUS # 2/0 CU STRENDED GROUND LOOP TO BE CONNECTED TO GROUND RODS USING APPROVED CONNECTORS.(REFER TO NOTE#12).
- (B) # 2/0 B.S. CU. GROUND CONNECTION AS INDICATED.
- (C) EXAHUST AIR LOUVRES.
- (D) BRAIDED FLEXIBLE CONNECTION.
- (E) CABLE PULLING EYE. (REFER TO NOTE #10)
- (F) FRESH AIR INTAKE LOUVRES.
- (G) # 3/0 CU CONTINUOUS GROUND CONNECT TO STREET SIDE OF WATER METER IN SPRINKLER ROOM.
- (H) 9.0 KVA DRY TYPE TRANSFORMER HUNG HIGH ON WALL ABOVE PANELS.
- (I) LIGHTING PANEL 'OA'.
- (J) RECEPTACLE PANEL 'OB'.
- (K) BT Co. INCOMING TELEPHONE SERVICE DUCT STUBED UP 150mm A.F.F.
- (L) 1219 X 2438 X 20mm THICK PAINTED PLYWOOD BACKBOARD FOR TEL. SERVICE.
- (M) 1219 X 305 DEEP HYDRO METERING CAB.
- (N) MAIN SWITCHBOARD. SWBD #(1)'OS'
- (O) TRANSITION UNIT TO SUIT B.H.E.C.
- (P) #2/0 CU STRANDED GROUNG LOOP CLIPPED 200mm AFF APPROX. 600mm ON CENTRE. (TYPICAL).
- (Q) INCOMING PRIMARY HYDRO DUCTBANK. REFER TO SITE PLAN FOR ROUTING AND DETAILS. REFER TO NOTE # 9)

GENERAL NOTES: RE: TRANSFORMER VAULT

SAFETY CODE 1. THE VAULT MUST BE CONSTRUCTED TO BRAMPTON HYDRO REQUIREMENTS AND THE ELECTRICAL SAFETY CODE RULES, LATEST REVISION, 26-350 TO 26-356 INCLUSIVE.

VAULT LOCATION 2. THE VAULT LOCATION MUST BE ON GRADE AND PREFERABLY AT A CORNER POSITION TO ALLOW FOR CROSS VENTILATION.

VAULT ACCESS 3. ALL VAULTS MUST BE SO LOCATED TO PERMIT DIRECT OUTSIDE ACCESS FOR PERSONNEL AND EQUIPMENT. VEHICLE ACCESS TO THE VAULT MUST BE UNIMPEDED AND THE ROUTE MUST BE CAPABLE OF SUPPORTING OUR LINE TRUCK.

VENTILATION 4. VENTILATION OPENINGS SHALL BE EQUIPPED WITH 2 LOUVRES HAVING 3/8" SPACING AND MOUNTED BACK TO BACK. THEY SHALL BE SEPARATED BY A BIRD SCREEN WITH 1/2" MESH. ALL MATERIALS TO BE GALVANIZED STEEL, 16 GA DETAIL IS SHOWN BELOW. OPENING SIZE SHALL BE AS INDICATED IN TABLE A.

FIRE DOOR 5. 2 CLASS 'A' FIRE DOORS SHALL BE PROVIDED WITH DIMENSIONS AS SHOWN IN TABLE A. DOORS SHALL BE COMPLETE WITH PAD BOLT (ACKLAND HERCULES CAT. NO. 199-10) WITH MORTISE STRIKE OR EQUIVALENT AS DETERMINED BY BRAMPTON HYDRO.

DOOR SILL 6. A 6" REMOVABLE DOOR SILL SHALL BE PROVIDED IN THE CONFIGURATION SHOWN. THE DOOR SILL SHALL BE BOLTED TO THE ADJACENT WALL ON BOTH ENDS AND WHEN IN PLACE SHALL BE A LIQUID BARRIER.

7. ALL DOOR PIN BOLT HEADS MUST BE WELDED TO THE HINGE UNLESS DOOR PIN HAS SET SCREW LOCK. HINGE PLATE SCREWS TO BE WELDED TO PLATE TO PREVENT REMOVAL OF DOORS EXTERNALLY.

DRAIN 8. THE FLOOR DRAIN FOR THE VAULT MUST BE CONNECTED DIRECTLY TO THE SANITARY SEWER WITH A 'P' TRAP AND NON RETURN VALVE.

INCOMING DUCTS 9. THE CONTRACTOR SHALL SUPPLY AND INSTALL 4" CONCRETE ENCASED PVC C.S.A. TYPE EB-1 DUCTS FROM THE VAULT TO THE TERMINATION POINT. THE NUMBER OF INCOMING DUCTS WILL BE A MINIMUM OF 4 FOR RADIAL PRIMARY SUPPLY, AND A MINIMUM OF 6 FOR LOOPED PRIMARY SUPPLY, AND SHALL SLOPE FROM THE BUILDING TOWARD THE STREET, WHERE POSSIBLE, WITH MINIMUM 36" COVER. THE ROUTE AND TERMINATION POINT ON THE STREET (DUCTS TO BE INSTALLED WITH BELL FITTINGS FLUSH WITH ENCASEMENT 6" ABOVE FINISHED FLOOR.)

PULLING EYES 10. PULLING EYES CAPABLE OF SUPPORTING 5,000 LBS., TO BE INSTALLED ABOVE DOOR AND TO BEST SUIT CABLE PULLING OPPOSITE DUCT ENTRANCE.

VAULT PAINTING 11. ON COMPLETION OF VAULT CONSTRUCTION AND PRIOR TO ANY GROUND LOOPS AND OTHER WIRING BEING INSTALLED, THE VAULT MUST BE THOROUGHLY CLEANED AND PAINTED. THE INTERIOR WALLS AND CEILING ARE TO BE FINISHED WITH A LIGHT-COLOURED (BEIGE) WATERPROOFING CEMENT PAINT, AND THE FLOOR WITH A LIGHT GREY SURE-TRED RESILICRETE PAINT.

GROUND BUS 12. THE #2/0 BARE COPPER GROUND BUS AND 4-3/4"x10' GROUND RODS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR PROTRUDING 3" ABOVE THE FLOOR. HE SHALL ALSO SUPPLY AND INSTALL THE 2/0 GROUND LOOP AND CONNECT VENTILATION DUCTS, DOORS AND LOUVRES TO IT.

WATER GROUND 13. A CONTINUOUS WATER GROUND CONNECTED TO THE ROAD SIDE OF THE WATER METER SHALL BE PROVIDED TO THE VAULT AND WILL BE 3/0 AWG COPPER WIRE.

LIGHTING 14. TWO LIGHT SOCKETS AND A RECEPTACLE SHALL BE INSTALLED AND WIRED TO ALL VAULTS. A SEPARATE 120 VOLT 30 AMP SUPPLY CIRCUIT SHALL BE INSTALLED TO ALL VAULTS NOT HOUSING 120/208 VOLT TRANSFORMATION.

PANEL SCHEDULE

JOB NO. | CALCULATED ON: | DATED: | MAINS 60 AMPS 347/600 V 3 Ø, 4 W

LOAD DESCRIPTION	CKT	A	B	C	PHASE	CKT	LOAD DESCRIPTION
LTG. (SEE NOTE)	1	1.0				2	UNIT HTR.
LTG	3	0.8				4	UNIT HTR.
SPARE	5					6	SPARE
SPARE	7					8	SPARE
LTG.	9	0.8				10	SPARE
SPARE	11					12	SPARE
SPARE	13					14	SPARE
SPARE	15					16	SPARE
SPARE	17					18	SPARE
SPARE	19					20	SPARE
SPARE	21					22	SPARE
SPARE	23					24	SPARE
SPARE	25					26	SPARE
SPARE	27					28	SPARE
SPARE	29					30	SPARE
SPARE	31					32	SPARE
SPARE	33					34	SPARE
SPARE	35					36	SPARE
SPARE	37					38	SPARE
SPARE	39					40	SPARE
SPARE	41					42	SPARE

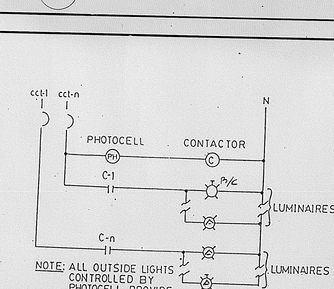
SUB-TOTAL KW | TOTAL PER PHASE | SUB-TOTAL KW
SURFACE MTD ☒ FLUSH MTD ☐ COLUMN MTD ☐ ✱ DENOTES HANDLE LOCKING DEVICE
MAIN BREAKER — PANEL DESIGNATION LP 'OS'

PANEL SCHEDULE

JOB NO. | CALCULATED ON: | DATED: | MAINS 60 AMPS/120/208 V 3 Ø, 4 W

LOAD DESCRIPTION	CKT	A	B	C	PHASE	CKT	LOAD DESCRIPTION
LTG AP	1	1.0				2	UNIT HTR.
CLG AP	3		1.0			4	
RECEPT.	5	0.5				6	
RECEPT.	7		0.5			8	
SPARE	9					10	
SPARE	11					12	
SPARE	13					14	
SPARE	15					16	
SPARE	17					18	
SPARE	19					20	
SPARE	21					22	
SPARE	23					24	
SPARE	25					26	
SPARE	27					28	
SPARE	29					30	
SPARE	31					32	
SPARE	33					34	
SPARE	35					36	
SPARE	37					38	
SPARE	39					40	
SPARE	41					42	

SUB-TOTAL KW | TOTAL PER PHASE | SUB-TOTAL KW
SURFACE MTD ☒ FLUSH MTD ☐ COLUMN MTD ☐ ✱ DENOTES HANDLE LOCKING DEVICE
MAIN BREAKER — PANEL DESIGNATION RP 'OS'



NOTE: ALL OUTSIDE LIGHTS CONTROLLED BY PHOTOCELL PROVIDE CONTACTS AND BREAKERS AS REQUIRED

EXTERIOR LIGHTING CONTROL

MINISTRY OF LABOUR
REVIEWED
FOR COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS THEREUNDER.
JUN 14 1990
P. ENG.
ONE REVIEWED COPY SHALL BE KEPT AT SITE

Contractor must check and verify all dimensions and be responsible for same reporting any discrepancies to the Architect before commencing work.
Latest approved drawings only to be used for construction.
Prints are not to be scaled.
All drawings, prints and specifications are the property of the Architect and must be returned to him on completion of work.

DATE	REVISIONS
MAR 16/90	ISSUED FOR PRICING

MISTRY ENGINEERING INC.
27 LUCIFER DRIVE
WILLOWDALE, ONT.
M2J 4E8 (416) 494-2583

arent de berardis
and associates incorporated
ENGINEERS
207 EDGELEY BLVD., RIV. 10, CONC
TEL: (416) 738-4111, 738-4479

BUILDING 'A' FL
AND DETAILS
ELECTRICAL

REGISTERED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO
D.M. MOON

Technical Memorandum

To: CN Rail – Property Management Department
From: Maninder Kamboj, P.Eng., General Secretary
Organization: Gurmat Bibek Parchaar Society
Address: 139 Devon Road, Unit 6, Brampton, ON
Date: June 27, 2025
Subject: Response to CN Comments – Minor Variance Application for 139 Devon Road, Unit 6, Brampton

---

Dear CN Rail Team,

We are writing in response to your recent comments regarding our Minor Variance Application submitted to the City of Brampton for the property located at **139 Devon Road, Unit 6, Brampton**, currently occupied by **Gurmat Bibek Parchaar Society**.

We appreciate your review of the application and would like to address the concerns raised, as well as provide important context regarding our history and operations:

---

1. Longstanding Use and Occupancy History

Gurmat Bibek Parchaar Society has been operating as a place of worship at this location since 2014. When we acquired the unit, it was previously occupied by a church serving a similar purpose, which gave us confidence that our continued religious use aligns with the established character of the property.

We have since maintained respectful and consistent use of the unit in harmony with the surrounding community and existing land uses, including the proximity to the CN rail corridor.

.

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2. Building Location and Setbacks

The building and all associated use are located within the existing industrial unit envelope, at a safe distance from the CN corridor. No new construction, additions, or physical modifications are proposed as part of this application.

Our specific unit is physically separated from the rail corridor by the adjacent units in the same building block. The **side and rear walls of neighboring units act as a barrier**, and

importantly, **our front entrance and windows do not face the rail yard**. This design significantly reduces any direct exposure to rail-related impacts such as noise or vibration.

For further clarity, we have attached a **site plan/sketch** indicating the **location and orientation of our unit, including all openings**, relative to the CN corridor.

---

3. Noise and Vibration Mitigation

There are **two entry doors** to our unit, and the **area where prayers and religious services are performed is located well away from all doors and windows**. This internal layout naturally minimizes exposure to any external noise.

Over the past **11 years of continuous use**, we have **never experienced any disturbances or issues related to noise or vibration** from the adjacent rail yard. Our experience has been that the current separation and construction of the building are more than adequate for our type of use.

---

4. Access and Easements

We wish to highlight the **difficulty in registering an environmental easement that would apply only to Unit 6**, as the legal parcel encompasses the **entire property**, including **all units 10 units** within the building. Any easement would thus need to include the **whole property title**, which complicates the process and impacts other unit owners.

---

5. Operational Hours and Frequency of Use

Our place of worship operates **only on weekends (Saturdays and Sundays) between 5:30 a.m. and 12:00 p.m.**. On all other days, the premises remain **non-operational** with **no regular gatherings or public use**. Occasionally, we may access the unit for **office work, cleaning, or maintenance**, but these activities are minimal, infrequent, and fully contained within the unit.

This limited schedule further reduces any potential exposure to rail-related impacts and ensures that the property use remains low in intensity.

---

6. Awareness and Communication of Railway Operations

Our organization is fully aware of the possible operational emissions from the nearby railway that may disturb activities at the property. We will communicate the following warning clause to all event organizers and users of the premises:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 meters from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents and occupants of the buildings in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

Conclusion

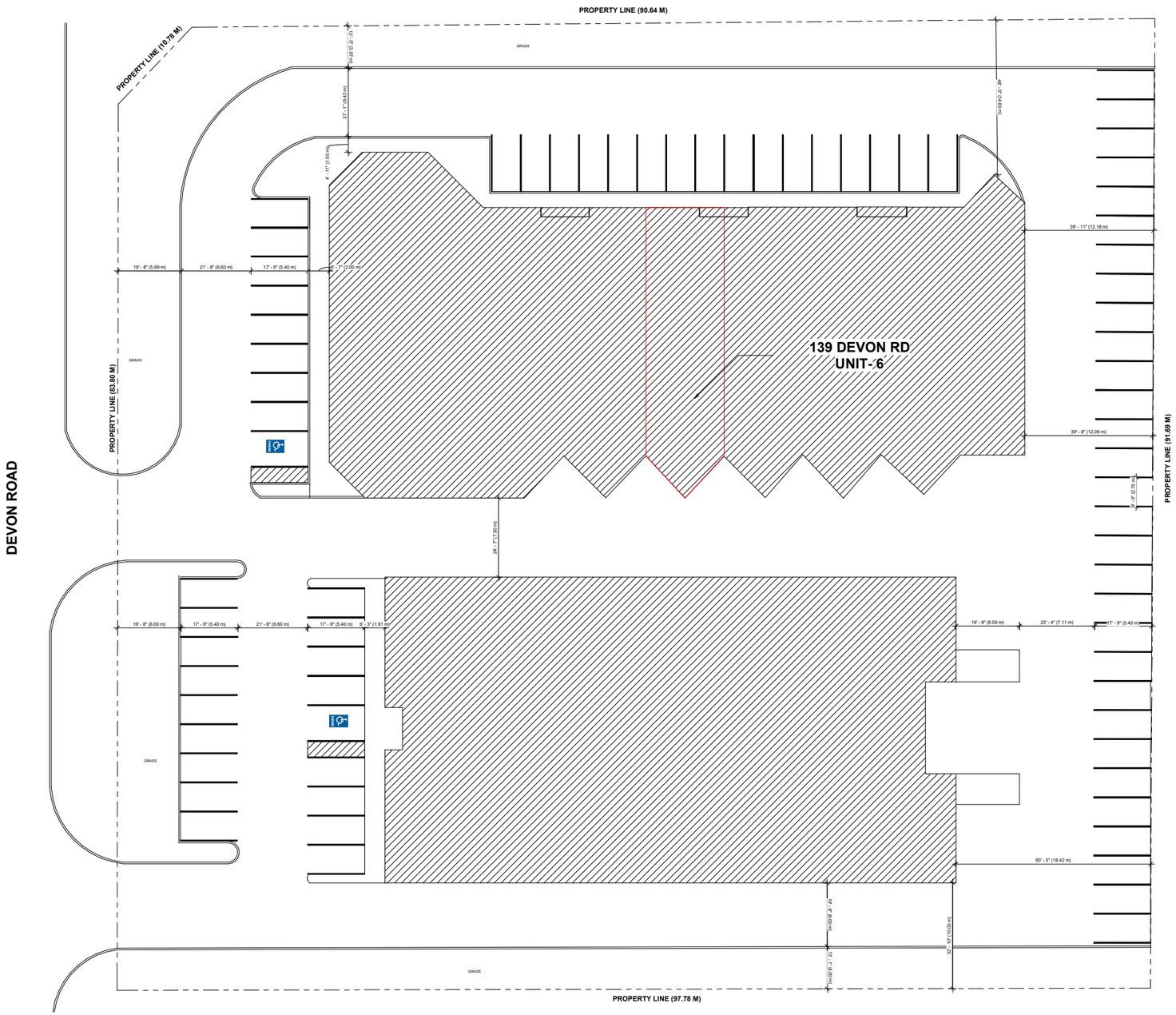
We trust that the information above clarifies the scope and context of our application. This is not a new or intensified use, but a continuation of a longstanding institutional function that has operated safely, responsibly, and in harmony with surrounding land uses since 2014.

We remain committed to working cooperatively with CN and the City of Brampton and are happy to provide any additional technical documentation if needed.

Sincerely,
Maninder Kamboj, P.Eng.
General Secretary
Gurmat Bibek Parchaar Society
139 Devon Road, Unit 6, Brampton, ON
Phone: 416-543-5033
Email: maninderk@gmail.com

MINOR VARIANCE

-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED USE IN UNIT 6



TOTAL PARKINGS AVAILABLE: 72 SPACES
ACCESSIBLE PARKING AVAILABLE: 2 SPACES

UNIT 6
GROUND FLOOR AREA: 1,954 SF (181.53 SQM)
SECOND FLOOR AREA: 1,697 SF (157.65 SQM)

NOBLE PRIME SOLUTIONS LTD.

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON,ON.

info@nobleltd.ca
(437) 888 1800

DRAWN BY:	NK	CHECKED BY:	JB
PROJECT NUMBER:			

ADDRESS:

139 DEVON RD
(UNIT 6)
BRAMPTON, ON

SITE PLAN

Project number	25C-31356
Date	FEB 24/25
Drawn by	Author
Checked by	JB

A2.5

Scale 1" = 10'-0"

2025-05-07 3:54:14 PM

BRAMPTON

Public Meeting Notice
Committee of Adjustment

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

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**A-2025-0036**
Property Address:	**6-139 Devon Road**
Legal Description:	**Peel Condo Plan 460, Level 1, Unit 6, Ward 8**
Agent:	**Pavneet Kaur (Noble Prime Solutions LTD)**
Owner(s):	**Gurmat Bibek Parchaar Society**
Other applications under the *Planning Act*:	**nil**
Meeting Date and Time:	**Tuesday, July 29, 2025, at 9:30 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 place of worship in Unit 6, whereas the by-law does not permit the use.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, July 24, 2025.**
- 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 **12:00 pm on Thursday, July 24, 2025,** 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 14th day of July 2025

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

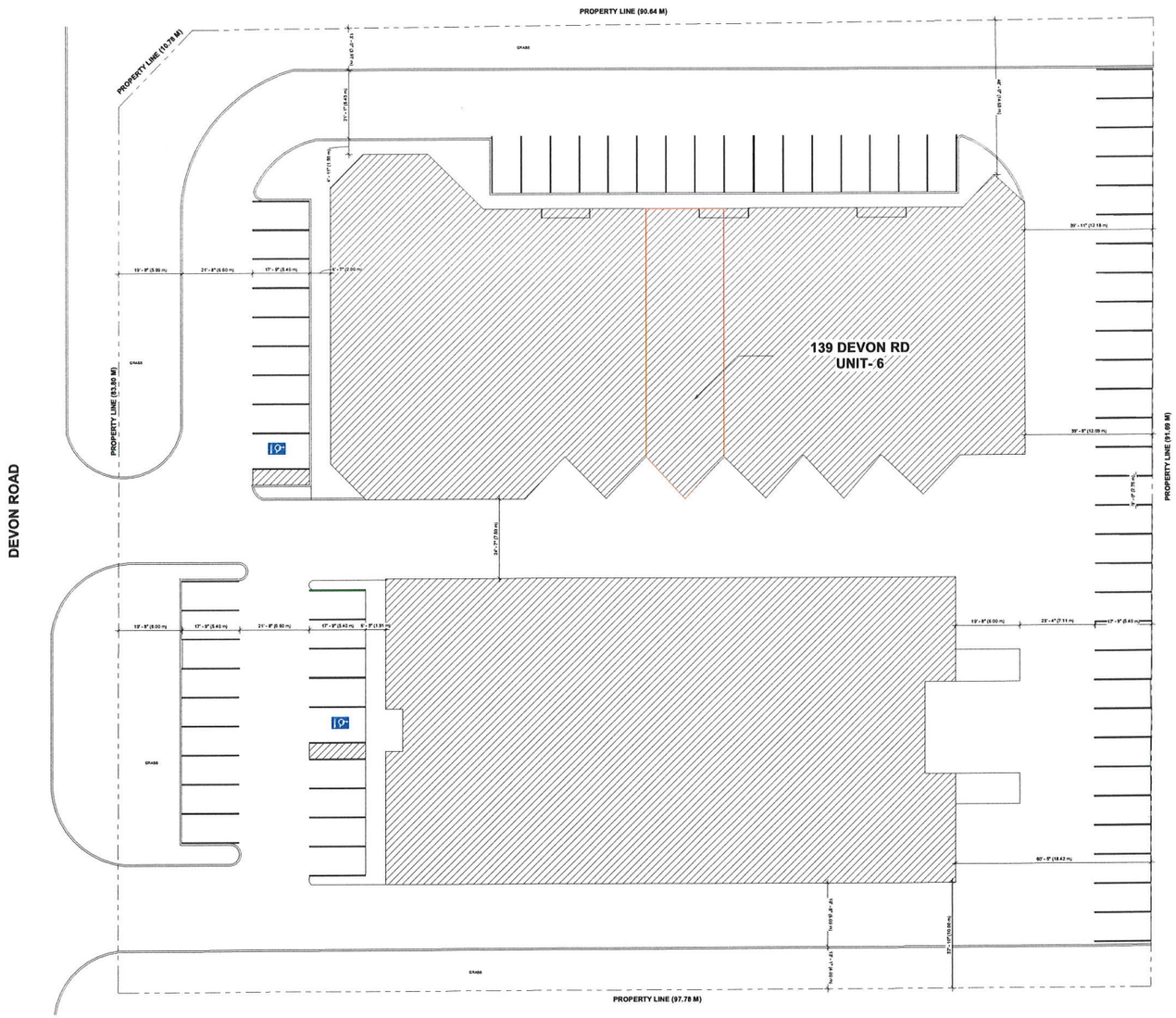
MINOR VARIANCE

-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED USE IN UNIT 6

Received / Revised

JUL 11 2025

Committeee of Adjustment



TOTAL PARKINGS AVAILABLE: 72 SPACES
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NOBLE PRIME SOLUTIONS LTD.

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON,ON.

info@nobleltd.ca
(437) 888 1800

DRAWN BY:	NK	CHECKED BY:	JB
PROJECT NUMBER:			

ADDRESS:

139 DEVON RD
(UNIT 6)
BRAMPTON, ON

SITE PLAN

Project number	25C-31356
Date	FEB 24/25
Drawn by	Author
Checked by	JB

A2.5

Scale 1" = 10'-0"

2025-05-07 3:54:14 PM

From: Proximity
Sent: Wednesday, June 04, 2025 10:16 PM
To: coa@brampton.ca
Subject: 2025-06-03_CN Comments_139 DEVON RD, Brampton-Committee of Adjustment File - Review needed

Hello,

Thank you for consulting CN concerning the application A-2025-0036 for 139 Devon Rd. The building for which the application for minor variance is filled is adjacent to CN's Rail Yard and operations. CN has concerns with any proposed sensitive uses in proximity to railway operations, due to the noise, vibration, safety issues and potential trespass. CN's approach, to sensitive developments in proximity to a railyard, is largely based on a collaborative project by the Federation of Canadian Municipalities and the Railway Association of Canada, the Guide for New Development in Proximity to Railway Operations (the "FCM-RAC Guidelines") and the Province of Ontario Land Use Compatibility, D-series guidelines (the "D-6 Guidelines").

CN dose not encourage sensitive uses such as places of worship in proximity to Rail Yard operations. If the City is considering approving the proposed application for minor variance, CN requests for the property owner to replace the window for the unit subject to the application with upgraded acoustical windows and to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favor of CN.

Please note that the inclusion of these conditions does not constitute CN's agreement in regards to the proposed sensitive land use in close proximity to CN's Rail Yard operations, but must be included as part of the conditions in the event that the land use is approved despite CN's comments.

Thank you

CN Proximity

proximity@cn.ca

PAR-DPP-2025-00795

June 11, 2025

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani
Legislative Coordinator & Secretary-Treasurer Committee of Adjustment
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application – A-2025-0036
6-139 Devon Road
City of Brampton, Region of Peel
Owner: Gurmat Bibek Parchaar Society c/o Maninder Kamboj
Agent: Noble Prime Solutions Ltd. c/o Pavneet Kaur

This letter will acknowledge receipt of the City's circulation of the above noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on May 26, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application
TRCA staff understand that the purpose of Minor Variance Application A-2025-0036 is to:

1. To permit a place of worship in Unit 6, whereas the by-law does not permit the use.

TRCA staff understand there are two existing buildings on-site. Also, it is our understanding that the requested variances are required to facilitate the required parking spaces.

O. Reg. 41/24 and CA Act

A portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed owing to the presence of a Regulated watercourse with associated Floodplain and are subject to O. Reg. 41/24 and the CA Act. Based on our review, the proposed development is located outside of the regulated portion of the subject lands. As such, TRCA Permits will not be required from TRCA.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0036** is consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has **no objection** to the approval of the application.

TRCA is interested in future development and site alteration and should be contacted prior to any changes.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of $1,250.00 received on June 11, 2025.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic
Planner I
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority
Telephone: (437) 880-2368
Email: Marina.Janakovic@trca.ca

CC: Applicant (maninderk@gmail.com)
Agent (applications@nobleltd.ca)

Appendix 'A' Materials Received by TRCA

- Circulation Letter
- Zoning Non-compliance checklist, prepared by Zoning, dated March 29, 2025
- Drawing no. A3.5, Floor Plan, dated February 24, 2025, prepared by Noble Prime Solutions Ltd.
- Drawing no. A3, Ground Floor Plan, dated February 24, 2025, prepared by Noble Prime Solutions Ltd.
- Drawing no. A2.5, Site Plan, dated February 24, 2025, prepared by Noble Prime Solutions Ltd.

Flower City

brampton.ca

FILE NUMBER: A-2025-0046

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)** TAMANBIR SINGH KHERA, SIMRANJEET KAUR GILL
   Address 10 SETTLERS FIELD ROAD
   BRAMPTON ON L6X 5P2
   Phone # 416-799-9349 647-919-1949 **Fax #**
   Email SIMRANKORGILL@GMAIL.COM

2. **Name of Agent** RAVINDER SINGH
   Address 965 BOVAIRD DRIVE WEST, SUITE 201
   BRAMPTON ON L6X 0G3
   Phone # 416-460-7812 **Fax #**
   Email URBANBUILDINGDESIGNS@GMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**
   - TO PERMIT THE DRIVEWAY WIDTH OF 10M WHEREAS THE BY-LAW PERMITS A MAXIMUM OF DRIVEWAY WIDTH 7.32 M
   - TO PERMIT 0.10M OF PERMEABLE LANDSCAPING ABUTTING THE PROPERTY LINE WHEREAS THE BY-LAWS REQUIRE A MINIMUM 0.6M OF PERMEABLE LANDSCAPING ABUTTING THE PROPERTY LINE

   CHANGED AS PER REVISED DRAWINGS PROVIDED

4. **Why is it not possible to comply with the provisions of the by-law?**
   - THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.32M WHEREAS A DRIVEWAY WIDTH OF 10M IS PROPOSED.
   - THE BY-LAW REQUIRES A MINIMUM 0.6M OF PERMEABLE LANDSCAPING ABUTTING THE PROPERTY LINE WHEREAS 0.10M OF PERMEABLE LANDSCAPING ABUTTING THE PROPERTY LINE PROPOSED.

5. **Legal Description of the subject land:**
   Lot Number 21
   Plan Number/Concession Number M2030
   Municipal Address 10 SETTLERS FIELD ROAD, BRAMPTON ON L6X5P2

6. **Dimension of subject land (in metric units)**
   Frontage 14.352 M
   Depth 28.616 M
   Area 410.70 SQM

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

0. **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:
TWO STOREY DETACHED DWELLING WITH AN AREA OF 277.41 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:
PROPOSED DRIVEWAY EXTENSION

1. **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 6.79 M / 6.05 M
Rear yard setback 8.70M
Side yard setback 1.29 M
Side yard setback 1.22 M

PROPOSED
Front yard setback 6.79 M / 6.05 M (NO CHANGE)
Rear yard setback 8.70M (NO CHANGE)
Side yard setback 1.29 M (NO CHANGE)
Side yard setback 1.22 M (NO CHANGE)

0. Date of Acquisition of subject land: 30 NOVEMBER 2018

1. Existing uses of subject property: RESIDENTIAL

2. Proposed uses of subject property: RESIDENTIAL

3. Existing uses of abutting properties: RESIDENTIAL

4. Date of construction of all buildings & structures on subject land: 2018

5. Length of time the existing uses of the subject property have been continued: 6 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 ☑
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 BRAMPTON

THIS 29th DAY OF DECEMBER, 2024.

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, SIMRAN GILL, 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

REGION OF PEEL

IN THE PROVINCE OF

ONTARIO THIS 29th DAY OF

DECEMBER, 2024.

A Commissioner etc.

Signature of Applicant or Authorized Agent

Teresa DiBenedetto, a Commissioner, etc., Province of Ontario, for John DaRe, Barrister and Solicitor. Expires November 18, 2027

FOR OFFICE USE ONLY

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 ~~30th December 2024~~

Revised 2023/01/12

April 24, 2025
Mercelyn

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: 10 SETTLERS FIELD ROAD, BRAMPTON ON L6X5P2

I/We, TAMANBIR SINGH KHERA & SIMRANJEET KAUR GILL
please print/type the full name of the owner(s)

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

RAVINDER SINGH
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 04th day of JUNE, 2025.

(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

LOCATION OF THE SUBJECT LAND: 10 SETTLERS FIELD ROAD, BRAMPTON ON L6X 5P2

I/We, TAMANBIR SINGH KHERA , SIMRANJEET KAUR GILL
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 29th day of DECEMBER , 2024.

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

SIMRANJEET KAUR GILL , TAMANBIR SINGH KHERA
(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

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 17, 18, 19, 20, 21, 22 AND 23
PLAN 43M-2030
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2030492

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

NOTES

- D DENOTES MONUMENT SET
- IB DENOTES MONUMENT FOUND
- SIB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2030
- P DENOTES PORCH

ALL FOUND MONUMENTS BY HOLDING JONES VANDERVEEN INC., O.L.S.

ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWEST LIMIT OF SETTLERS FIELD ROAD AS SHOWN ON PLAN 43M-2030 HAVING A BEARING OF N38°15'05"E.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 17 TO 23 (INCLUSIVE) ARE SUBJECT TO AN EASEMENT AS SET OUT IN PR1279464

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

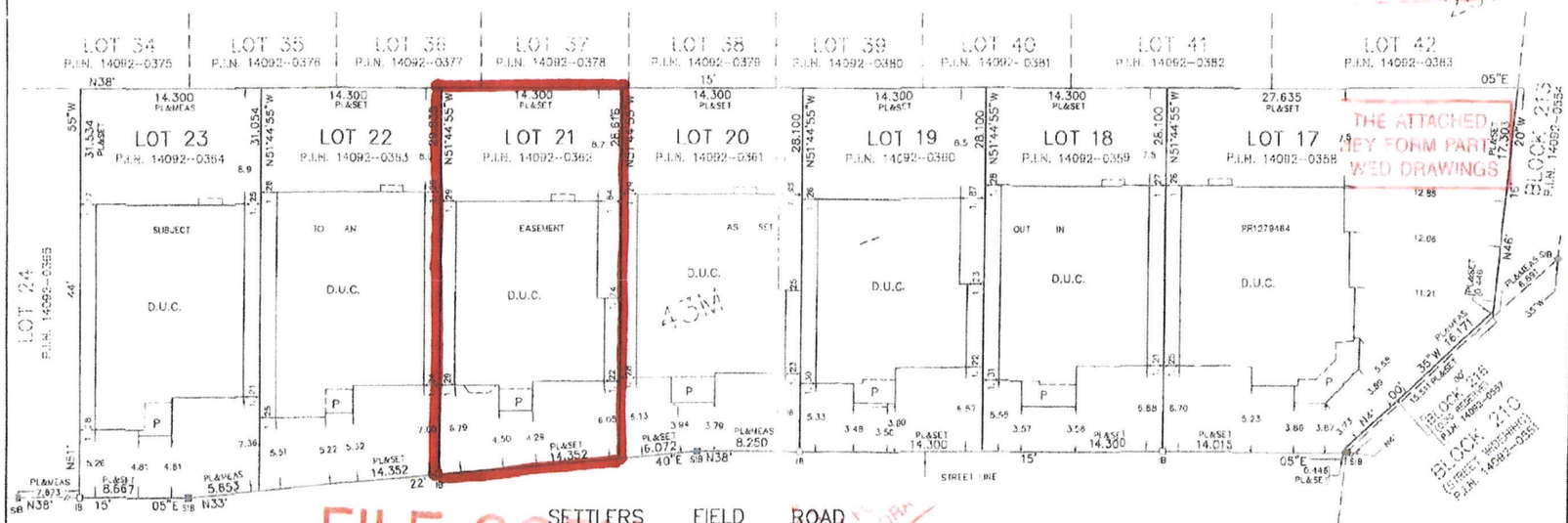
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF AUGUST, 2017

DATE: Oct. 9, 2017.

T. SINGH
ONTARIO LAND SURVEYOR

DRAWING 03-50



THE ATTACHED KEY PLAN FORM PART WED DRAWINGS

PLAN

FILE COPY

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

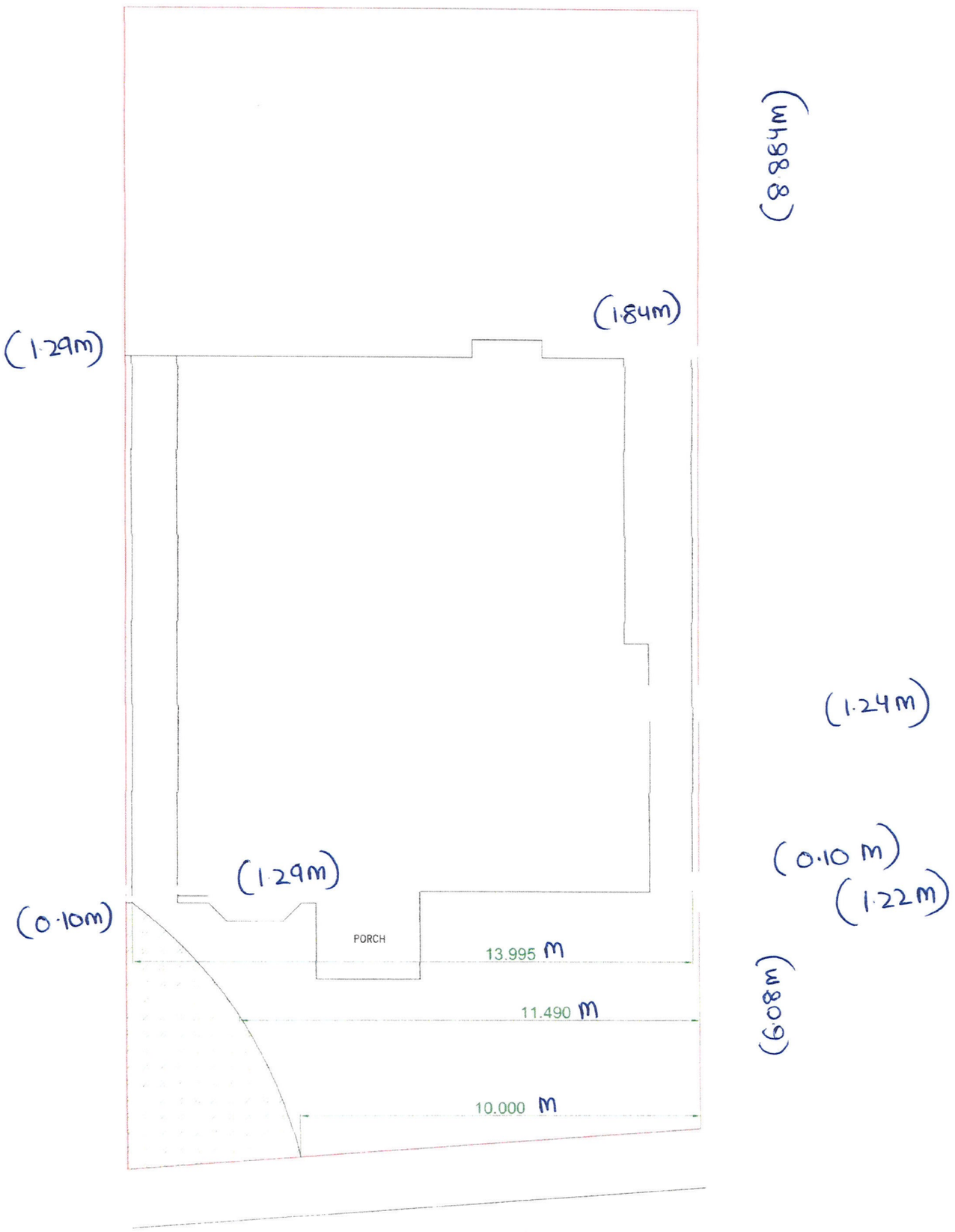
THIS REPORT WAS PREPARED FOR COUNTRYWIDE HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

©RADY-PENTEK & EDWARD SURVEYING LTD.,O.L.S. 2017.

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca

DRAWN: V.K. CHECKED: G.Y./T.S.
CAD FILE No.2030-17 JOB No. 17-031

17-031 *43M-2030 L17-23*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(1.84m)
(1.29m)
(1.24m)
(0.10m)
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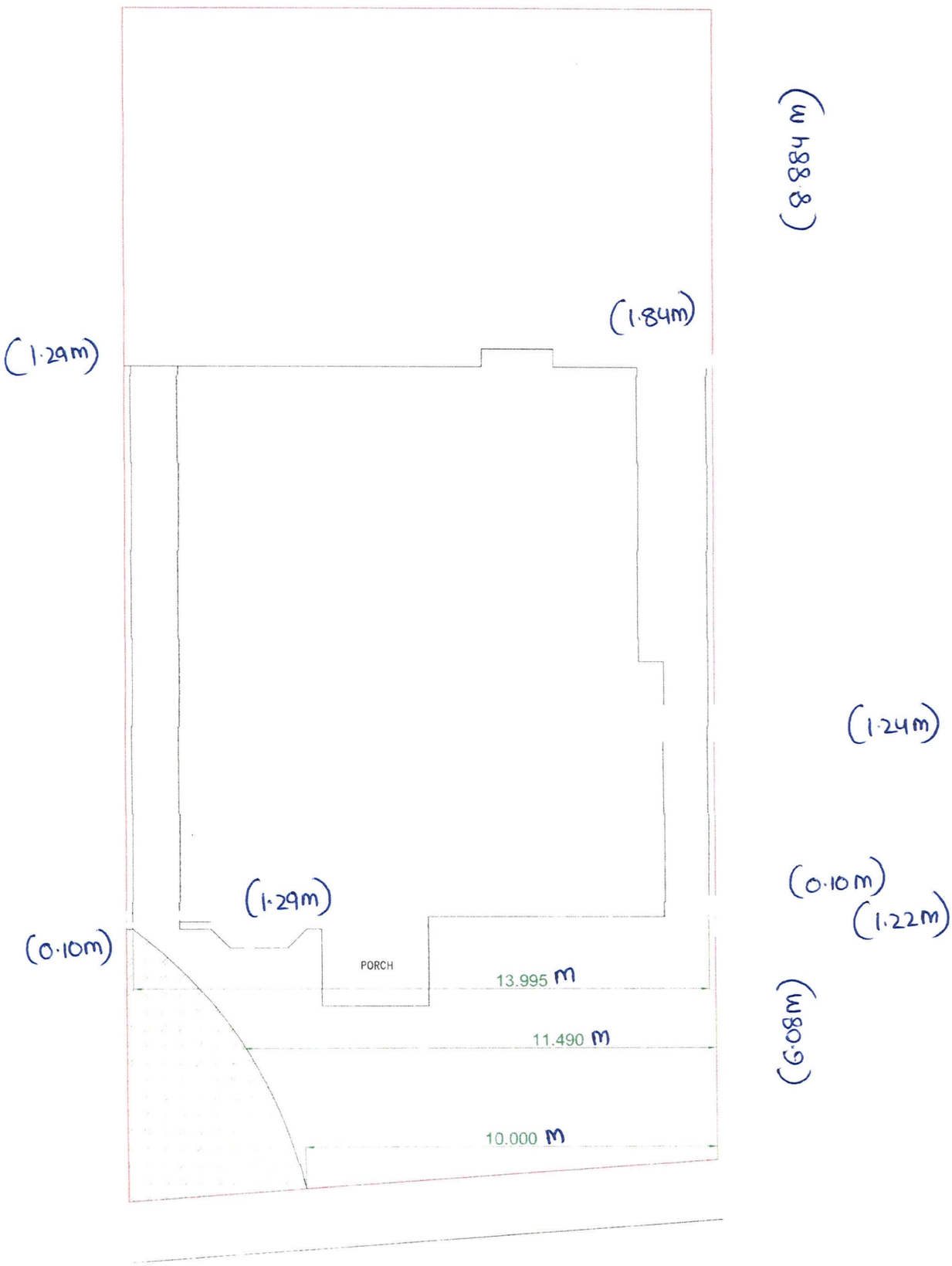
PORCH
13.995 m
11.490 m
10.000 m
(6.08m)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(0.10m)
PORCH
13.995 m
11.490 m
10.000 m
(6.08m)

December 29th, 2024

TO:
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton ON L6Y 4R2

FROM:
Simranjeet Kaur Gill
Tamanbir Singh Khera
10 Settlers Field Road
Brampton ON L6X 5P2

RE: **LOT 21 PLAN M2030 - Minor Variance (Driveway Widening)**

I am writing in response to your letter regarding the width of our driveway dated December 18th, 2024.

I would like to bring to your attention several important points concerning our driveway's construction and usage. Firstly, the interlocking stone we installed is from the Nueva permeable paver system designed to allow water drainage through its cracks and into the soil. The base material used in the installation consists of clear angular stone without sand fines, further enhancing its permeability. For your reference, I have attached the original receipt for the material purchase.

Furthermore, I would like to emphasize that we utilize the additional space primarily for landscaping purposes. During the summer months, we place planters and benches in this area, enhancing the aesthetic appeal of our property. As a family of three with only two vehicles, which are typically parked in our garage, we do not use the extended width of our driveway space for any type of parking. You are welcome to inspect our driveway at any time to verify this usage pattern.

Given these considerations, I kindly request that you review this information and provide your guidance accordingly.

Thank you for your attention to this matter. I look forward to your response.

Best regards,

Simran Gill
Taman Khera

ROCK VALLEY
NATURAL STONE
INCORPORATED

"YOUR SOURCE FOR NATURAL STONE"

9450 Highway 27, Woodbridge, Ontario L4H 4Y6
TEL: 905-893-2222 ~~FAX: 905-893-3331~~
www.rockvalleynaturalstone.com
H.S.T. No. 817442536 RT0001

NO.	22-207367
DATE	2022-10-20
DUE DATE	2022-10-20

DRIVER:
CHECKED BY:
SKID:

BILL TO
Simran Gill
416-799-9349

SHIP TO
pick up week of Oct 24th
10 Settlers Field Rd
Miss Rd & Williams Pkwy

C.O.D.

LK

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
19	bundle	Nueva Random 80mm -77 52ft²/bun GREYFIELD	425 92	8 092 48
19	Units	Skid Deposit - OAKS	25 00	475 00
2	bundle	Blu Smooth 6x13 80mm-84 4ft²/bun ONYX BLACK	580 04	1 160 08
2	Layer	Blu Smooth 6x13 80mm-10 55ft²/layer ONYX BLACK	72 51	145 02
2	Units	Skid Deposit - TECHO BLOC *Feb 3/22	35 00	70 00
		Deposit Made June 7 $1000 00		
		HST (ON) on sales	13 00%	1 292 54

The above describes your valued order. Please check that this complies with your request for goods and report discrepancies within 24 hours.
DELIVERED means "DELIVERED TO CURB". Any deliveries past the curb line are the complete and sole responsibility and risk of the purchaser.
I, THE UNDERSIGNED, HAVE READ AND AGREE TO ALL THE TERMS AND CONDITIONS ON THE REVERSE OF THIS DOCUMENT.

TOTAL	$11,235.12
BALANCE DUE	$10,235.12

SIGNATURE:

CUSTOMER COPY

CREDIT CARD INFORMATION

NAME: **SIMRANJEET KAUR GILL**

CREDIT CARD NUMBER: **4520 8830 3872 7303**

EXPIRY DATE: **09/26**

SECURITY CODE: **451**

Please give me a call if you find any error at 416-799-9349

Zoning Non-compliance Checklist

File No.
A-2025-0046

Owner: Tamanbir Singh Khere and Simranjeet Kaur Gill
Address: 10 Settlers Field Road
Zoning: Residential R1F-14-2504
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 10.0 m	whereas the by-law permits a maximum driveway width of 7.0 m	10.9.1 (B)(1)(c)
LANDSCAPED OPEN SPACE	To permit 0.10 m of permeable landscaping abutting the side lot line	whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1 (B) (4)
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Aman Hansra
Reviewed by Zoning

Jan 15, 2025
Date

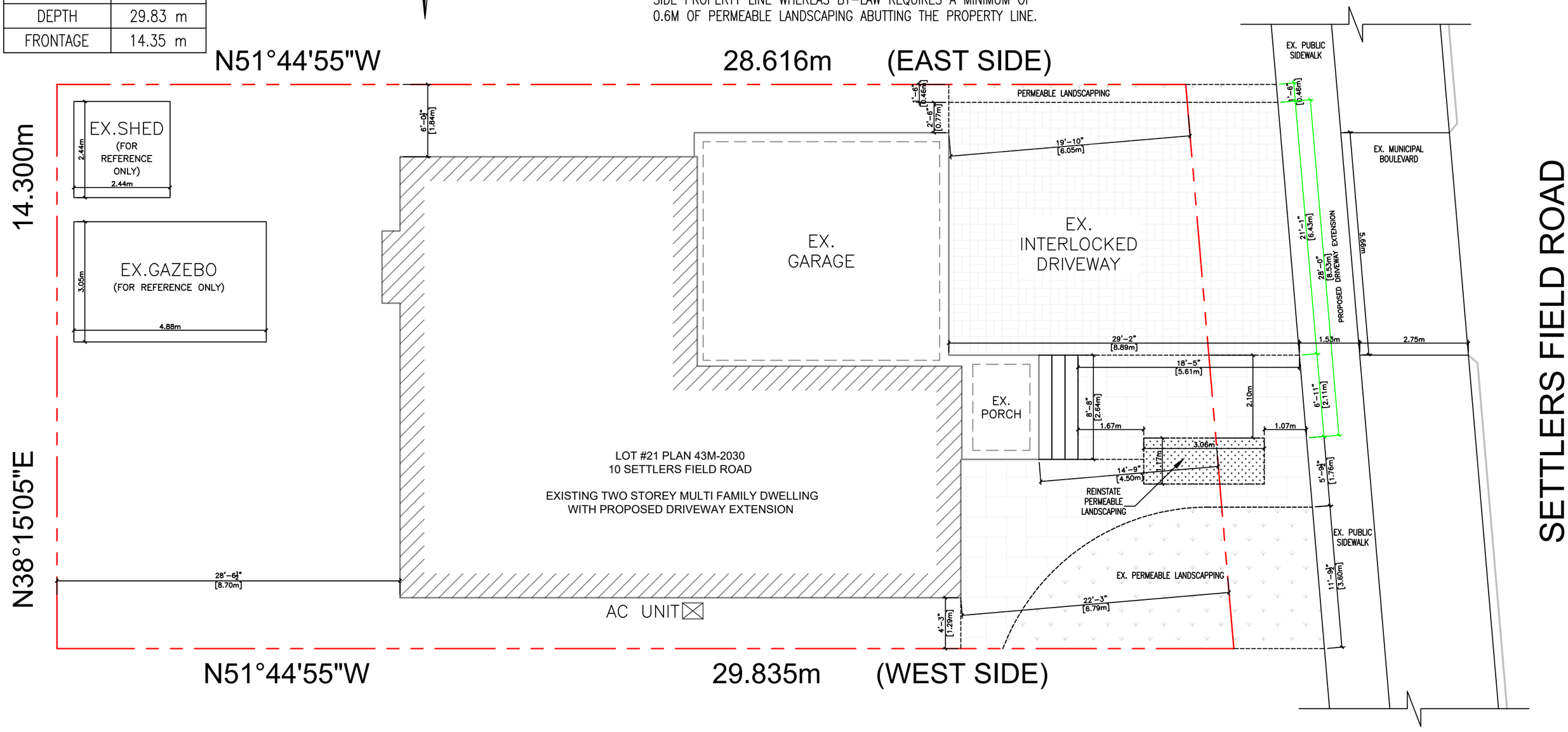
SITE DATA	
ZONING	R1F-14-2504
PLAN NUMBER	43M-2030
LOT AREA	417.92 m^2
DEPTH	29.83 m
FRONTAGE	14.35 m

MINOR VARIANCE APPLICATION–

- TO PERMIT A DRIVEWAY OF 8.53M WHEREAS BY-LAW ONLY PERMITS A MAXIMUM OF 7.32M DRIVEWAY WIDTH.
- TO PERMIT 0.46M OF PERMEABLE LANDSCAPING ABUTTING THE WEST SIDE PROPERTY LINE WHEREAS BY-LAW REQUIRES A MINIMUM OF 0.6M OF PERMEABLE LANDSCAPING ABUTTING THE PROPERTY LINE.

A101: SITE PLAN

1/8" = 1'-0"



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DEFAULT SHEET SIZE : 17x11

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CONFORM TO REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. OWNER, BUILDER/CONTRACTOR SHALL FOLLOW ALL PLANS, SECTIONS & DETAILS AS PER INDICATED. COORDINATOR SHALL TAKE NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE COORDINATOR TO RELATE TO ENGINEER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK. THESE DRAWINGS MUST NOT BE SCALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF THE COORDINATOR. AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE COORDINATOR WRITTEN AUTHORITY.

Project Address/Name:
10 Settlers Field Rd
Brampton, ON
L6X 5P2

Client Name & Address:
-
10 Settlers Field Rd
Brampton, ON

Project Discription:
COMMITTEE OF ADJUSTMENTS

Qualification:
The undersigned has reviewed and takes resposibility of this design, as well as having the qualifications & requirements mandated by O.B.C. to be a designer.

Ravinder Singh 120573
Name 09 June 2025 B.C.I.N.

Urban Developers Inc. 202392
Name B.C.I.N.

Sheet Title:
A101: SITE PLAN

Coordinated by:
RAVINDER SINGH

Contact:
(416) 400 - 7812
urbanbuildingdesigns@gmail.com
www.urbanbuildingdesigns.com

URBAN BUILDING DESIGNS

Date:	Scale:	Drawn by:	Checked by:	Quotation No.	Project No.	Drawing No.
31 MAY 2025	SCALE : 3/16" = 1'-0"	RS	–	UBD2025-49	UBD202505A283	A101

A101: SITE PLAN

1/8" = 1'-0"

SITE DATA	
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PLAN NUMBER	43M-2030
LOT AREA	417.92 m^2
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FRONTAGE	14.35 m

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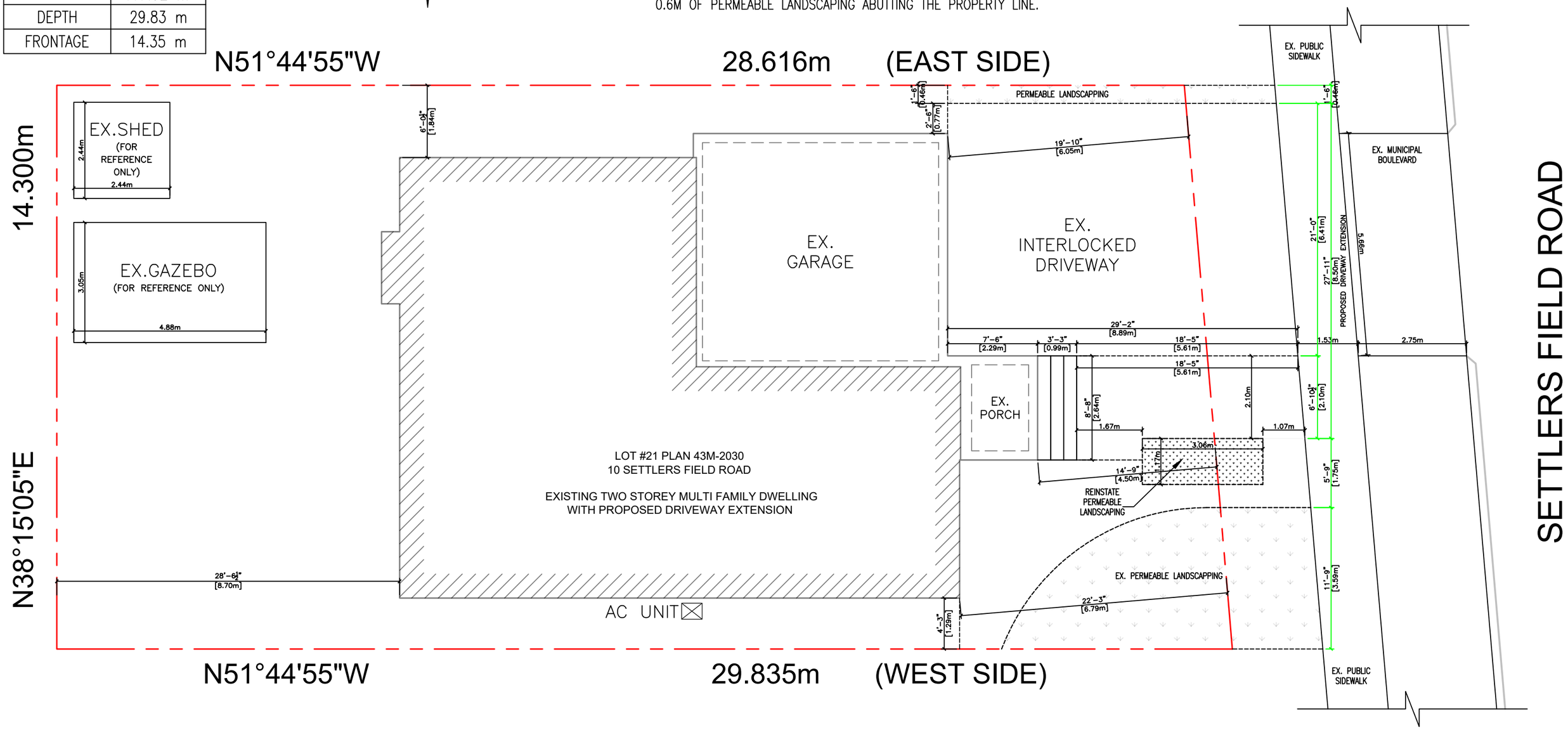

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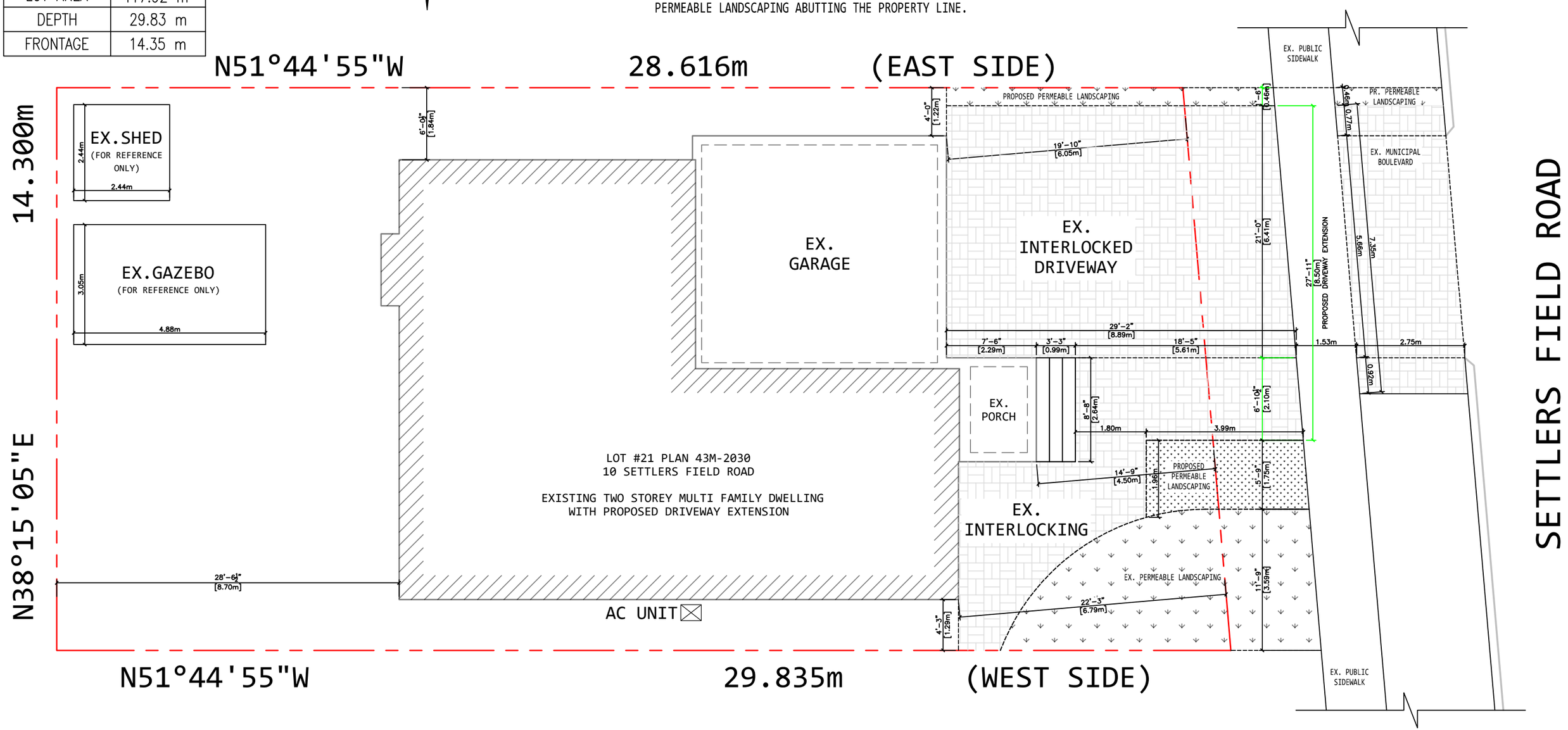

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Ravinder Singh — 120573
Name — B.C.I.N.
09 June 2025
Urban Developers Inc. — 202392
Name — B.C.I.N.

Sheet Title:
A101: SITE PLAN

Date: 31 MAY 2025
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URBAN BUILDING DESIGNS

Drawn by:	Checked by:	Quotation No.	Project No.	Drawing No.
RS	-	UBD2025-49	UBD202505A283	A101

BRAMPTON

Public Meeting Notice
Committee of Adjustment

Application for Minor Variance

Section 45 of the *Planning Act,* R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**A-2025-0046**
Property Address:	**10 Settlers Field Road**
Legal Description:	**Plan 43M2030, Lot 21, Ward 6**
Agent:	**Ravinder Singh**
Owner(s):	**Tamanbir Singh Khera, Simranjeet Kaur Gill**
Other applications under the *Planning Act*:	**nil**
Meeting Date and Time:	**Tuesday, July 29, 2025, at 9:30 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 driveway width of 8.5 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.46 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, July 24, 2025.**
- 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 **12:00 pm on Thursday, July 24, 2025,** 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 14th day of July 2025

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

Received / Revised

JUL 11 2025

Committeee of Adjustment

A101: SITE PLAN

1/8" = 1'-0"

SITE DATA	
ZONING	R1F-14-2504
PLAN NUMBER	43M-2030
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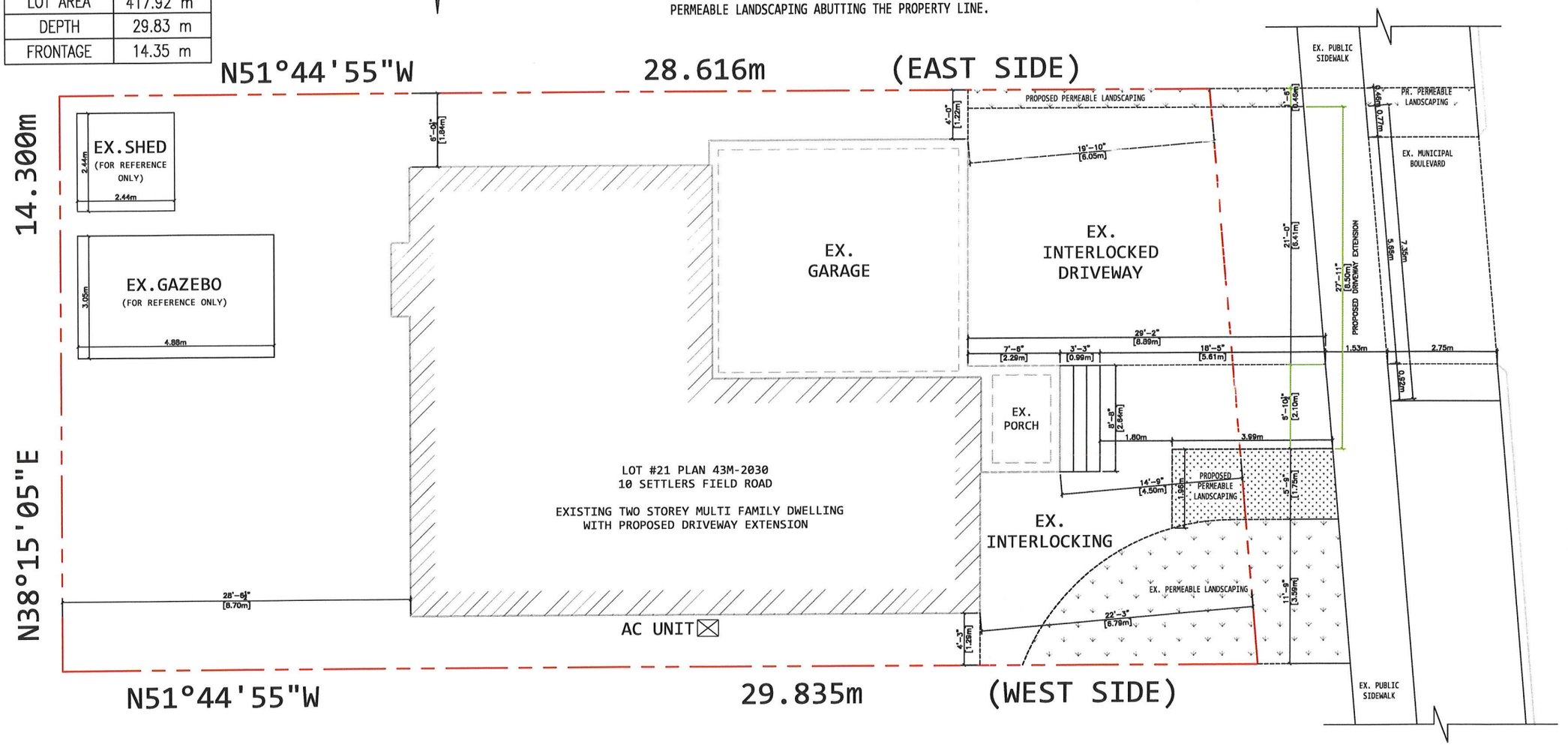

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Qualification:
The undersigned has reviewed and takes responsibility of this design, as well as having the qualifications & requirements mandated by O.B.C. to be a designer.

Ravinder Singh 120573
Name 09 June 2025 B.C.I.N.
Urban Developers Inc. 202392
Name B.C.I.N.

Sheet Title:
A101: SITE PLAN

Date: 31 MAY 2025
Scale: SCALE : 3/16" = 1'-0"

Coordinated by:
RAVINDER SINGH
Contact:
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URBAN BUILDING DESIGNS

Drawn by:	Checked by:	Quotation No.	Project No.	Drawing No.
RS	–	UBD2025-49	UBD202505A283	A101

Flower City

brampton.ca

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

FILE NUMBER: A-2025-0056

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)** LDASK MBC CORPORATION and c/o Monterey Park Inc.
   Address c/o 1002 Lawrence Avenue East, Unit 101
   Toronto, Ontario, M3C 1R4
   Phone # 416-225-6364 **Fax #**
   Email mrozen@mpicanada.com

2. **Name of Agent** Urban Growth Inc. (Randal Dickie)
   Address 446-1111 Davis Drive, Unit 23
   Newmarket, Ontari, L37 9E5
   Phone # 416-417-1357 **Fax #**
   Email randaldickie@rogers.com

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

   The proposal is to convert the former RONA warehouse on site to a Grocery Store. The Grocery store would include the following "uses" which are not permitted under the current Zoning By-law:
   - 6,505 m² (70,000 sq.ft.) Grocery Store - SUPERMARKET - Minor Variance Required
   - 3,255 m² (35,000 sq.ft.) Children's Indoor Playground - PLACE OF COMMERCIAL RECREATION - Minor Variance Required

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

   Existing Site Specific Highway Commercial Zoning is old and does not provide for uses that are currently in demand.

5. **Legal Description of the subject land:**
   Lot Number
   Plan Number/Concession Number Part of Lot 10, Concession 1 West of Hurontario Street (WHS)
   Municipal Address 50 Gillingham Drive

6. **Dimension of subject land (in metric units)**
   Frontage Approximately 1 kilometre on 3 public streets
   Depth Approximately 255 m
   Area 7.585 hectares

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 commercial plaza is comprised of 7 separate commercial buildings. 50 Gillingham Drive is a 1-storey, 11,040m² GFA commercial building (former RONA building), to be converted to Grocery Store.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No proposed physical construction, only interior renovation and facade changes to existing commercial shell building.

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	4.34m (from Bovaird)
Rear yard setback	
Side yard setback	approximately 22.23m (from east side)
Side yard setback	approximately 30.3m (from west side - Gillingham)

PROPOSED

Front yard setback	N/C
Rear yard setback	N/C
Side yard setback	N/C
Side yard setback	N/C

10. **Date of Acquisition of subject land:** 1980's

11. **Existing uses of subject property:** Commercial

12. **Proposed uses of subject property:** Commercial

13. **Existing uses of abutting properties:** Residential to south and west, Commercial to east, Industrial to north

14. **Date of construction of all buildings & structures on subject land:** 1990's and 2000's

15. **Length of time the existing uses of the subject property have been continued:** over 30 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** ☑
- **Ditches** ☐ **Other (specify)** _____
- **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 # A12-154	Decision Approved	Relief Private School
File # A08-118	Decision Approved	Relief PARKING
File #	Decision	Relief

Signature of Applicant(s) or Authorized Agent

DATED AT THE TOWN OF NEWMARKET

THIS 5th DAY OF JUNE, 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, RANDAL DICKIE, OF THE TOWN OF NEWMARKET

IN THE REGION OF YORK 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

TOWN OF NEWMARKET

IN THE PROVINCE OF

ONTARIO THIS 5TH DAY OF

JUNE, 2025

Signature of Applicant or Authorized Agent

A Commissioner etc. Curtis W. McMinn

Barrister, Solicitor, Notary Public

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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 June 16, 2025

Date Application Deemed Complete by the Municipality June 16, 2025

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: 50 Gillingham Drive

I/We, LDASK MBC Corporation
please print/type the full name of the owner(s)

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

Randal Dickie of Urban Growth Inc.
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 22 day of May, 2025

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

LDASK MBC Corporation - Debbie Tessler A.S.O.
(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: 50 Gillingham Drive

I/We, LDASK MBC Corporation
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 22 day of May, 2025.

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

LDASK MBC Corporation - Debbie Tessier A.S.O.
(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

8. Committee of Adjustment			
8.1	**Residential* Minor Variance Applications** ***Excluding Apartment Buildings**		
8.1.1	Above/Below Grade Door/Window related Application	**$11,949**	Per Application
8.1.2	Driveway and/or Parking related Application	**$11,949**	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	**$11,949**	Per Application
8.1.4	All Other Variances	**$2,990**	Per Variance to a Maximum Fee of $11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	**$11,949**	Per Application
8.1.6	Maximum Fee	**$11,949**	Per Application
8.2	**Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications**		
8.2.1	Minor Variance Application	**$11,949**	Per Application
8.3	**Consent Applications**		
8.3.1	Consent Application – Lot Creation	**$10,157**	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23)	**$5,078**	Per Application
8.3.3	Consent Certificate	**$2,127**	Per Certificate
8.4	**General Committee of Adjustment Fees**		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	**50% of Application Fee**	Per Deferral
8.4.2	Replacement Notice Sign	**$75**	Per Sign

Committee of Adjustment Application Refunds:

- 75% refund if withdrawn prior to internal circulation
- 50% refund if withdrawn prior to circulation of public notice of a hearing.
- No refund if withdrawn once the circulation of the public notice of a hearing has occurred

URBAN GROWTH INC.
Planning and Development Solutions

#446-1111 Davis Drive, Unit 23
Newmarket, Ontario
L3Y 9E5
Phone (416) 417-1357
randaldickie@rogers.com

May 30, 2025

TO: City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton ON
L6Y 4R2

Re: Application for Minor Variance
LDASK MBC Corporation
50 Gillingham Drive
City of Brampton

We are the authorized agents for the property owner of the above noted commercial plaza. We are submitting this application for a minor variance to the Committee of Adjustment to permit the former RONA building at the property known municipally as 50 Gillingham Drive, to be converted to a Supermarket, with ancillary uses. No substantial development is anticipated, as the proposal is primarily a re-use of an existing empty shell, with interior renovations and some expected external building façade changes.

THE SITE

The "Gillingham Plaza" is an existing 7.585-hectare (18.7 acre) commercial complex, with frontage on Main (Hurontario) Street North, Bovaird Drive and Gillingham Drive. There are currently 7 separate commercial buildings on site, with an existing total Gross Floor Area of 27,716 m² (298,330 sq.ft.). The building subject to this Minor Variance request (50 Gillingham Drive) is the single largest of the 7 buildings, with a Gross Floor Area of 11,040m² (118,800 sq.ft.).

A total parking supply of 1,216 parking spaces are provided on site, which meets the parking requirements of the Zoning By-law, regardless of the actual commercial use of 50 Gillingham Drive.

PROPOSED SUPERMARKET

The proposed business is a Supermarket, with ancillary uses, all combined under one roof. The operator provides the following explanation of the operation in greater detail:

URBAN GROWTH INC.
Planning and Development Solutions

#446-1111 Davis Drive, Unit 23
Newmarket, Ontario
L3Y 9E5
Phone (416) 417-1357
randaldickie@rogers.com

The principal business is of a food supermarket selling, at retail, food and non-food products as are typically sold in full line food supermarkets in the Greater Toronto Area and for no other purpose, except as set out in the following sentence. In the operation of its business as a full line food supermarket, the operation may offer products that cater to the various cultural groups in the trade area of the Shopping Centre, as they may exist from time to time, and the operation may sell prepared foods for on or off-site consumption, and may, on a strictly ancillary basis, sell beverage alcohol by the bottle or box for off-Premises consumption, provided the operation is legally permitted to do so. On a strictly incidental basis, the operation may also sell lottery tickets.

ZONING MATTERS

The proposed Supermarket also includes 3 ancillary uses, which are:

6,505 m² (70,000 sq.ft.) ***SUPERMARKET*** - Minor Variance Required

1,400 m² (15,000 sq.f.t) Food Court Area - ***DINING ROOM RESTAURANT*** - Permitted Use

3,255 m² (35,000 sq.ft.) Children's Indoor Playground - ***PLACE OF COMMERCIAL RECREATION*** - Minor Variance Required

404 m² (4,350 sq.ft.) Garden Centre (Existing Hoop House) - ***GARDEN CENTRE SALES ESTABLISHMENT*** - Permitted Use

OFFICIAL PLAN

The subject site is designated **Mixed – Use** in the recently adopted "Brampton Plan" Official Plan. The **Mixed – Use** designation identifies certain sites as future redevelopment opportunities providing for intensification and a wide range of uses, with the overall objective of creating complete communities. This proposal complies with the intent and purpose of the Official Plan, and does not preclude the site from being further redeveloped in the future. More specifically, the designation provides for "a mix of … commercial, institutional, office, restaurant and service uses…". This proposal would comply, and maintain the general intent and purpose of the Official Plan.

The subject site also designated **Highway and Service Commercial** in the older Brampton Flowertown Secondary Plan Area 6. This is an older document, that while greatly limiting the range of commercial uses on site, does provide the following General Policy:

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Planning and Development Solutions

#446-1111 Davis Drive, Unit 23
Newmarket, Ontario
L3Y 9E5
Phone (416) 417-1357
randaldickie@rogers.com

General

i. *Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.*

ii. *Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.*

Deference should be given to the more recently adopted policy of Council being the new Official Plan. This proposal would comply with the Official Plan, and maintain the general intent and purpose of the Official Plan.

ZONING BY-LAW

The current zoning on the property is **HC1 - SECTION 728** providing for a wide range of office and commercial uses; however, the requested SUPERMARKET and PLACE OF COMMERCIAL RECREATION are not among the list of permitted uses.

The proposed uses are very similar to other already permitted commercial uses, such as retail, and service shop. No physical changes will occur to the building or site plan in any way as a result of the use, other than minimal renovations and façade changes. The site is well situated along two main arterials, as well as being immediately accessible to a residential neighbourhood.

The general intent and purpose of the Zoning By-law is maintained by the granting of this variance.

The Food Court Area – deemed a DINING ROOM RESTAURANT, and the Garden Centre – deemed a GARDEN CENTRE SALES ESTABLISHMENT, are both permitted uses.

PROPOSAL IS AN APPROPRIATE USE OF THE LANDS

The existing commercial plaza provides a range of commercial services to the surrounding community. This proposal would add another commercial service to that community. There is sufficient parking on site to meet the needs of all uses, and very limited physical work would be required to the plaza.

This proposal is an appropriate use of the lands.

URBAN GROWTH INC.
Planning and Development Solutions

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Newmarket, Ontario
L3Y 9E5
Phone (416) 417-1357
randaldickie@rogers.com

THE REQUESTED VARIANCE IS MINOR IN NATURE

The proposal is minor in nature for a number of reasons, including the following:

- The proposed conversion of a large commercial shell building is a creative re-use of the building. There are other as-of-right uses that might be considered less desirable for the site and surrounding community (i.e. as-of-right Zoning permits uses not provided for in the new Brampton Plan);
- The extent of the conversion is limited to internal renovations and building façade changes.
- There is sufficient parking available on site;

PARKING

The Master Site Plan provides a total parking supply of 1,216 parking spaces, which is sufficient to comply with the Zoning By-law. No physical changes to the parking lot, driveways, loading docks or accessible parking stalls are proposed or required.

We ask that the Committee grant the request, for the following reasons:

1. It meets the four test of Section 45 of the Planning Act;
2. Provides for a creative re-use of a large, vacant, commercial format shell space;
3. Will have no physical impact on either the building or the overall commercial site;
4. Ample parking is available to provide for the use;
5. Does not preclude the future redevelopment of the site, consistent with the vision laid out in the new City of Brampton Official Plan.

Please feel free to contact me at 416-417-1357 if you have any questions, or require additional copies.

Yours truly,
URBAN GROWTH INC.

Randal Dickie, MCIP, RPP
President

SITE PLAN
SCALE 1:500
SITE STATISTICS
1. LEGAL DESCRIPTION
LOT 10 CONCESSION 1
CITY OF BEAMPTON
WEST OF HURONTARIO STREET
REGIONAL MUNICIPALITY OF PEEL
2. ZONING
HC1 SECTION 728 (BY LAW 151-86)
3. SITE AREA:
7.585 HECTARES (75,846m2)
4. BUILDING COVERAGE:
26.75% (20,291m2)
5. PAVED AREA
58.23% (44,160m2)
6. LANDSCAPED AREA
15.02% (11,395m2)
7. USE & AREA:
10 GILLINGHAM - (GROUP D & E) 5272m2
RETAIL 2,579m2
OFFICE 2,693m2
20 GILLINGHAM - (GROUP E) 1704m2
30 GILLINGHAM - (GROUP E) 775m2
40 GILLINGHAM - (GROUP D & E) 1795m2
50 GILLINGHAM - (GROUP E) 1104.0m2
60 GILLINGHAM - (GROUP D) 590.5m2
70 GILLINGHAM - (GROUP A2) 817m2
GROSS COMMERCIAL FLOOR AREA 22,716m2
8. PARKING & LOADING
PARKING RATE 1/23m2
TOTAL PARKING REQUIRED 1205 SPACES
TOTAL PARKING PROVIDED 1216 SPACES
LOADING SPACES PROVIDED 5
LEGEND:
AREA OF WORK
BROKEN LINES AS AREA OF MINOR VARIANCE FOR SUPERMARKET USE
PROPOSED CONVERSION FROM RONA TO SUPERMARKET
1 STOREY CONCRETE BLOCK BUILDING
#50
FINISHED FLOOR =236.05 METRES
1 STOREY CONCRETE BLOCK BUILDING
#40
FINISHED FLOOR =236.65 METRES
1 STOREY CONCRETE BLOCK BUILDING
#30
FINISHED FLOOR =236.65 METRES
GILLINGHAM
WEST
LOT 10
PART 1, PLAN 43R-4901
PIN 14144-0151(LT)
PART 1, PLAN 43R-21814
PIN 14144-0150(LT)
BLOCK 48
PLAN 43M-1250
PIN 14144-0150(LT)
PART 1, PLAN 43R-4901
PIN 14144-0151(LT)
PART 1, PLAN 43R-21814

0 27 54
feet

*NOTE: AREAS NOTED ABOVE WERE DETREMINED WITH INFORMATION PROVIDED BY THE CLIENT.

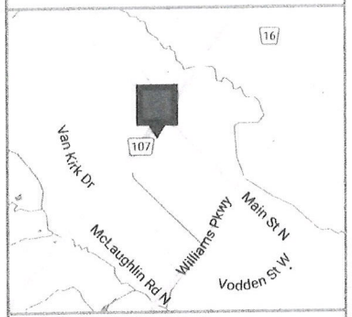
Client: Monterey Park Inc.

Monterey Park Inc.

Version:	Prepared: 09/04/2025
SP1A	Measured: 10/03/2025

50 Gillingham Drive
Brampton, Ontario
Canada

Entire Building Feasibility Study



This work product has been prepared by Extreme Measures Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a reliance letter from Extreme Measures Inc.

This work product or portions thereof relies upon information provided by the Client and/or from third parties introduced by the Client that has not been independently verified by Extreme Measures Inc. Extreme Measures Inc. is not liable for any errors, omissions or inaccuracies that may result from such information.

extreme measures inc
Tel: 1-877-963-2787
Fax: 1-877-402-4690
mail@xmeasures.com
www.xmeasures.com

Zoning Non-compliance Checklist

File No.
A-2025- 0056

Applicant: LDASK MBC Corporation
Address: 50 Gillingham Drive
Zoning: Highway Commercial 1 Section 728
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit the use of a supermarket. To permit the use of a place of commercial recreation.	Whereas the by-law does not permit the use. Whereas the by-law does not permit the use.	728.1 728.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT	.		

Rose Bruno
Reviewed by Zoning

June 9, 2025
Date

BRAMPTON

Public Meeting Notice
Committee of Adjustment

Application for Minor Variance

Section 45 of the *Planning Act,* R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**A-2025-0056**
Property Address:	**50 Gillingham Drive**
Legal Description:	**Con 1, Whs, Part Lot 10, Rp 43R4790, Part, Part 1, Ward 5**
Agent:	**Urban Growth Inc. (Randal Dickie)**
Owner(s):	**Ldask MBC Corporation, C/o Monterey Park Inc.**
Other applications: under the *Planning Act*	**nil**
Meeting Date and Time:	**Tuesday, July 29, 2025, at 9:30 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 supermarket, whereas the by-law does not permit the use; and
2. To permit a place of commercial recreation, whereas the by-law does not permit the use.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, July 24, 2025.**
- 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 **12:00 pm on Thursday, July 24, 2025,** 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.

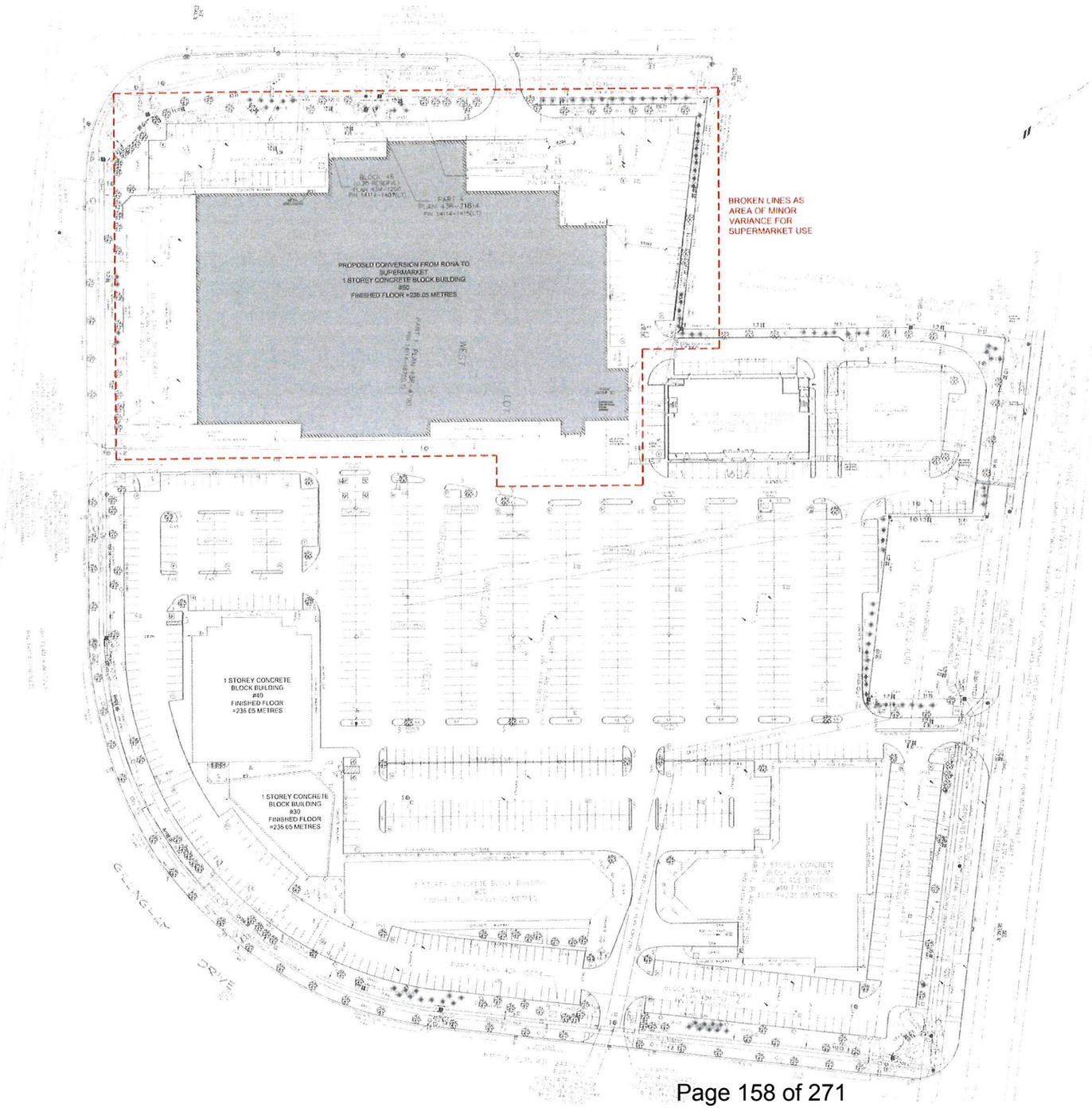
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 14th day of July 2025

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



SITE STATISTICS

1. LEGAL DESCRIPTION:
LOT 10 CONCESSION 1
WEST OF HURONTARIO STREET
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

2. ZONING:
HC1 SECTION 728 (BY LAW 151-88)

3. SITE AREA:
7.585 HECTARES (75,846m2)

4. BUILDING COVERAGE:
26.75% (20,291m2)

5. PAVED AREA
58.23% (44,160m2)

6. LANDSCAPED AREA
15.02% (11,395m2)

7. USE & AREA:

10 GILLINGHAM - (GROUP D & E)		5272m2
	RETAIL	2,579m2
	OFFICE	2,693m2
20 GILLINGHAM - (GROUP E)		1704m2
30 GILLINGHAM - (GROUP E)		775m2
40 GILLINGHAM - (GROUP D & E)		1795m2
50 GILLINGHAM - (GROUP E)		11040m2
60 GILLINGHAM - (GROUP D)		5909m2
70 GILLINGHAM - (GROUP A2)		817m2
GROSS COMMERCIAL FLOOR AREA		27,719m2

8. PARKING & LOADING

PARKING RATE:	1/23m2
TOTAL PARKING REQUIRED	1205 SPACES
TOTAL PARKING PROVIDED	1216 SPACES
LOADING SPACES PROVIDED	5

LEGEND:

AREA OF WORK

SITE PLAN
SCALE 1:500

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT

DRAWINGS MUST NOT BE SCALED

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS AUTHENTICATED BY

No.	Date	Revision	Dwn	Chk
0	MAY 28 2021	ISSUED FOR SUBMISSION	KB	KB

KEY PLAN

ONTARIO ASSOCIATION OF ARCHITECTS

DSCIA
PROFESSIONAL ENGINEERS INC
10175 YONGE STREET SUITE 207
RICHMOND HILL, ON L4C 3B7
www.dsciaeng.ca
T 905 237 5612
F 905 237 5613

Project: SPA 2021 0010

PROPOSED
CONVERSION FROM
RONA TO SUPERMARKET
50 GILLINGHAM DRIVE
BRAMPTON, ONTARIO

Sheet Title: SITE PLAN

Job no: 24-007

Scale: NOTED | Date: MAY 2021 | Dwn: KB | Checked: KM

A1.0

Flower City

brampton.ca

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

FILE NUMBER: A-2025-0057

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)** Bhajan Singh Grewal and Gumej Kaur Grewal
   Address 41 Beacon Hill Drive, Brampton, ON, L6X 0V7
   Phone # 416-450-2861 **Fax #** 905-488-7037
   Email info@goodtimelimo.ca

2. **Name of Agent** Glen Schnarr & Associates Inc.
   Address 10 Kingsbridge Garden Circle, Suite 700, Mississauga, ON, L5R 3K6
   Phone # 905-568-8888 **Fax #** 905-568-8894
   Email sarahc@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
   To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.

4. **Why is it not possible to comply with the provisions of the by-law?**
   The zoning By-law does not permit the outside storage of motor vehicles

5. **Legal Description of the subject land:**
   Lot Number Part of Lot 6
   Plan Number/Concession Number Concession 4, WHS
   Municipal Address 1572 Queen Street West

6. **Dimension of subject land (in metric units)**
   Frontage 30.67 m
   Depth 100.45 m (irregular)
   Area 0.5 hectares (0.86 acres)

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.)

One (1) 1.5-storey residential dwelling consisting of 110-130 gross square metres and a building footprint of 67 square metres.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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	10.0m
Rear yard setback	15.0m
Side yard setback	7.5m
Side yard setback	7.5m

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: January 31, 2014

11. Existing uses of subject property: Residential and Outdoor Motor Vehicle Storage (A17-106)

12. Proposed uses of subject property: Residential and Outdoor Motor Vehicle Storage

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 1960s

15. Length of time the existing uses of the subject property have been continued: Approx 60 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 # A14-056	Decision Approved	Relief Outside storage of oversized motor vehicles
File # A17-106	Decision Approved	Relief To allow outside storage of oversize motor vehicles (limousines) at the rear yard
File # A2020-0043	Decision Approved	Relief To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF BRAMPTON

THIS 19 DAY OF June, 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, BHAJAN SINGH TREWAL 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 19 DAY OF June, 2025

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2028.

A Commissioner, etc.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: RHM1

Enforcement Action File Number: _____

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

June 16, 2025
Date

DATE RECEIVED June 19, 2025

Date Application Deemed Complete by the Municipality Mercelyn

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: 1572 Queen Street West

I/We, Bhajan Singh Grewal and Gurmej Kaur Grewal
please print/type the full name of the owner(s)

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

Glen Schnarr & Associates Inc.
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 13 day of June, 2025

(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: 1572 Queen Street West

I/We, Bhajan Singh Grewal and Gurmej Kaur Grewal
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 13 day of June, 2025

(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

8. Committee of Adjustment			
8.1	**Residential* Minor Variance Applications** ***Excluding Apartment Buildings**		
8.1.1	Above/Below Grade Door/Window related Application	**$11,949**	Per Application
8.1.2	Driveway and/or Parking related Application	**$11,949**	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	**$11,949**	Per Application
8.1.4	All Other Variances	**$2,990**	Per Variance to a Maximum Fee of $11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	**$11,949**	Per Application
8.1.6	Maximum Fee	**$11,949**	Per Application
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8.2.1	Minor Variance Application	**$11,949**	Per Application
8.3	**Consent Applications**		
8.3.1	Consent Application – Lot Creation	**$10,157**	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23)	**$5,078**	Per Application
8.3.3	Consent Certificate	**$2,127**	Per Certificate
8.4	**General Committee of Adjustment Fees**		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	**50% of Application Fee**	Per Deferral
8.4.2	Replacement Notice Sign	**$75**	Per Sign

Committee of Adjustment Application Refunds:

- 75% refund if withdrawn prior to internal circulation
- 50% refund if withdrawn prior to circulation of public notice of a hearing.
- No refund if withdrawn once the circulation of the public notice of a hearing has occurred

GSAI
Glen Schnarr & Associates Inc.

Partners:
Glen Broll, MCIP, RPP
Colin Chung, MCIP, RPP
Jim Levac, MCIP, RPP
Jason Afonso, MCIP, RPP
Karen Bennett, MCIP, RPP

In Memoriam, Founding Partner:
Glen Schnarr

June 12, 2025 GSAI File: 1125-001

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

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

RE: Application for Minor Variance
Good Time Limousine
1572 Queen Street West
City of Brampton

Glen Schnarr and Associates Inc. (GSAI) is pleased to submit an application for a minor variance on behalf of the owners Bhajan Singh Grewal and Gumej Kaur Grewal (Good Time Limousine) for the lands municipally known as 1572 Queen Street West (herein referred to as the 'subject property' or 'site'). The subject property is generally located on the north side of Queen Street West, west of Creditview Road. The purpose of this application is to seek approval for the continued use of the site for outdoor storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.

The subject property has a total lot area of 0.5 hectares (0.86 acres) and approximately 30.67 metres of frontage on Queen Street West. The property is currently occupied by a single detached dwelling which is used as office space associated with the business operation (described below), however retains its residential street appearance. The site is designated "Neighbourhood" in the City of Brampton Official Plan and is subject to the Credit Valley Secondary Plan (SP45). Within SP45, the lands are primarily designated "Medium Density Residential (Mid-Rise)" with the rear of the property designated "Low-Medium Density Residential". These designations are intended for residential uses such as townhouses, semi-detached, and low-rise apartments. The Low-Medium Density Residential designation also permits compatible secondary uses such as schools, parks, and places of worship. The property is zoned "Residential Hamlet One (RHm1)" which permits single detached dwellings, and non-residential uses such as parks and places of worship.

As stated above, the owner of the subject property is seeking minor variance approval to allow for the continued outdoor storage of oversized motor vehicles in the rear yard for a temporary period of 5 years. The requested variance is as follows:

To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a period of 5 years.

This variance request is associated with a business operation called "Good Time Limousine" which has been operating on the site without incident to the by-law for approximately 10 years. The business operation can be generally described as a limousine/party bus rental company. The site is used to store vehicles owned by the business until they are booked out and leave the premises to serve customers. There are a total of 9 oversized vehicles permitted to be stored on site, consistent with the permissions granted under the previous/historical variances (described below) and site plan approval(s). There are no changes being requested to the on-site conditions through this variance request.

For the benefit of the Committee, we note that this site and use has been subject to a total of 3 former, temporary use minor variance applications. Most recently, the Committee of Adjustment approved A-2020-0043 which granted the owner the approval to continue to use the property for 5 years. Prior to this, two additional minor variances for the same use of outside storage of motor vehicles were approved, granting permission to use the site for the outdoor storage of oversized motor vehicles for temporary period of 3 years (in 2017 under City file number A17-106, and 2014 under City file number A14-056). As part of the conditional approval of the minor variance applications, associated site plan applications were filed to regulate the use and programming of the property. Again, for clarity, there are no on-site changes to the property being considered as part of this variance request.

We recognize that typically, City staff would grant temporary approvals (as appropriate) on a term of 3 years, however our Client is seeking approval for another 5 years as granted previously under the A2020-0043 application. Based on the success of the company, the non-invasive nature of the business operation, as well as the seemingly stable nature of this area in the shorter term, our Client would request the 5-year permission. The site has been upgraded in the past through landscaping improvements (amongst other improvements) to assist with compatibility and limiting nuisance to adjacent properties and continues to maintain these on-site improvements. We feel this 5-year request is appropriate in consideration of the nature of the business operation and the fact that there does not appear to be any immediate or shorter-term plans for redevelopment of the area. Meaning, continuing to permit for the business operation continues to put the site to better use without offending or frustrating the in-effect land use policies and without significant impacts to adjacent properties.

In our opinion, the proposed variance meets the prescribed criteria to authorize a minor variance under Section 45 of the Planning Act:

1. ***The Variance Maintains the General Intent & Purpose of the Official Plan***

   The site is designated "Neighbourhood" in the City of Brampton Official Plan, and split designated "Medium Density Residential (Mid-Rise)" and "Low-Medium Density Residential". Section 2.2.7.5 of the Official Plan outlines that while the intent is for residential uses, temporary and small-scale non-residential uses such as motor vehicle

storage may be considered particularly along major corridors like Queen Street West. The continued use of the rear yard for limousine storage is consistent with this intent. Given that the site has operated this way historically without incident, and is buffered from surrounding homes, the considered use is considered to conform with the Official Plan. As per Section 5.2.1.1 of the Credit Valley Secondary Plan, low density housing forms and land uses are to be permitted. Using the rear yard of this subject land as a storage area for limousines is low intensity in nature and continues to be appropriate in terms of a temporary use as it would not preclude nor hinder the site from being redeveloped, even into a more sensitive use in the future (consistent with the in-effect land use permissions).

2. ***The Variance Maintains The General Intent & Purpose of the Zoning By-law***

The site is zoned "Residential Hamlet One" (RHm1) which permits both residential and various institutional or public uses such as parks, recreational areas and community centres, place of worships, schools, cemeteries, nursing homes, and greenhouse or nurseries. While outside storage is not a permitted use in this zone, the storage of limousines in the rear yard has not offended or frustrated surrounding land uses from operating or continuing to operate. The continued use is limited in scale and does not introduce any incompatible land use impacts based on its historical operation. Notably, from street view the site is in keeping with the general landscape of the surrounding properties as it presents as a single residential unit from the street.

To our knowledge, there have been no by-law infractions on the site, to date, while Good Time Limousine has been in operation.

The proposed use also remains appropriate to operate on a temporary basis as the lands can be reverted back to being used for uses permitted under the RHm1 zone.

Barring a variance approval, we expect that the site/proposal will be reviewed by staff through a limited site plan approval process to regulate the on-site programming and continued use of the property. We anticipate the need for a Site Plan approval process will be imposed as a condition of the minor variance approval.

3. **The Variance is Desirable for the Appropriate Development or Use of the Land:**

The use has existed on site for approximately 10 years without issue and puts the lands to better use by supporting the privately owned business and creating job opportunities. The proposed use has not negatively impacted adjacent properties or the surrounding area and does not preclude redevelopment of the lands in the future.

The rear yard location of the vehicle storage provides screening from street view, and the strategic screening/fencing effectively buffers the neighbouring residential and agricultural uses.

GSAI
Glen Schnarr & Associates Inc.

Operationally, the site also provides for adequate parking and safe vehicular circulation on site, sufficient driveway access, and minimizes any external impacts.

The operation of the business for another 5 years continues to be a desirable and appropriate use of the lands.

4. ***The Variance is Minor in Nature***

The continuation of the proposed storage of limousines in the rear yard will not generate adverse impacts on the property or on adjacent properties, as evidenced through it's operation over the past 10 years and therefore can be considered as compatible or non-offensive to the surrounding uses. The operation also does not generate significant traffic which would impact the road network capacity.

The site presents itself as a residential use from the street and thus compatible visually with the surrounding area. There are no on-site changes being considered through this variance request.

Additionally, the site can be reverted and used for sensitive uses in the future based on the on-site changes and general impacts on the land resultant of the business operation.

The requested variance is therefore minor in nature.

In support of the Minor Variance Application, we enclose the following:

- One (1) cheque in the amount of $2,990.00 payable to the City of Brampton in payment of the Minor Variance Applications fee;
- One (1) completed Application for Minor Variance form including Appointment and Authorization of Agent and Permission to Enter forms;
- One (1) copy of the Minor Variance Sketch Plan as prepared by Glen Schnarr & Associates Inc. dated June 12, 2025.

We trust this completes the Application for Minor Variance and we look forward to being considered for the July 29, 2025 hearing date. Please feel free to contact us if you have any questions or require more information.

GSAI
Glen Schnarr & Associates Inc.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Christina Cairo

Christina Cairo
Planner

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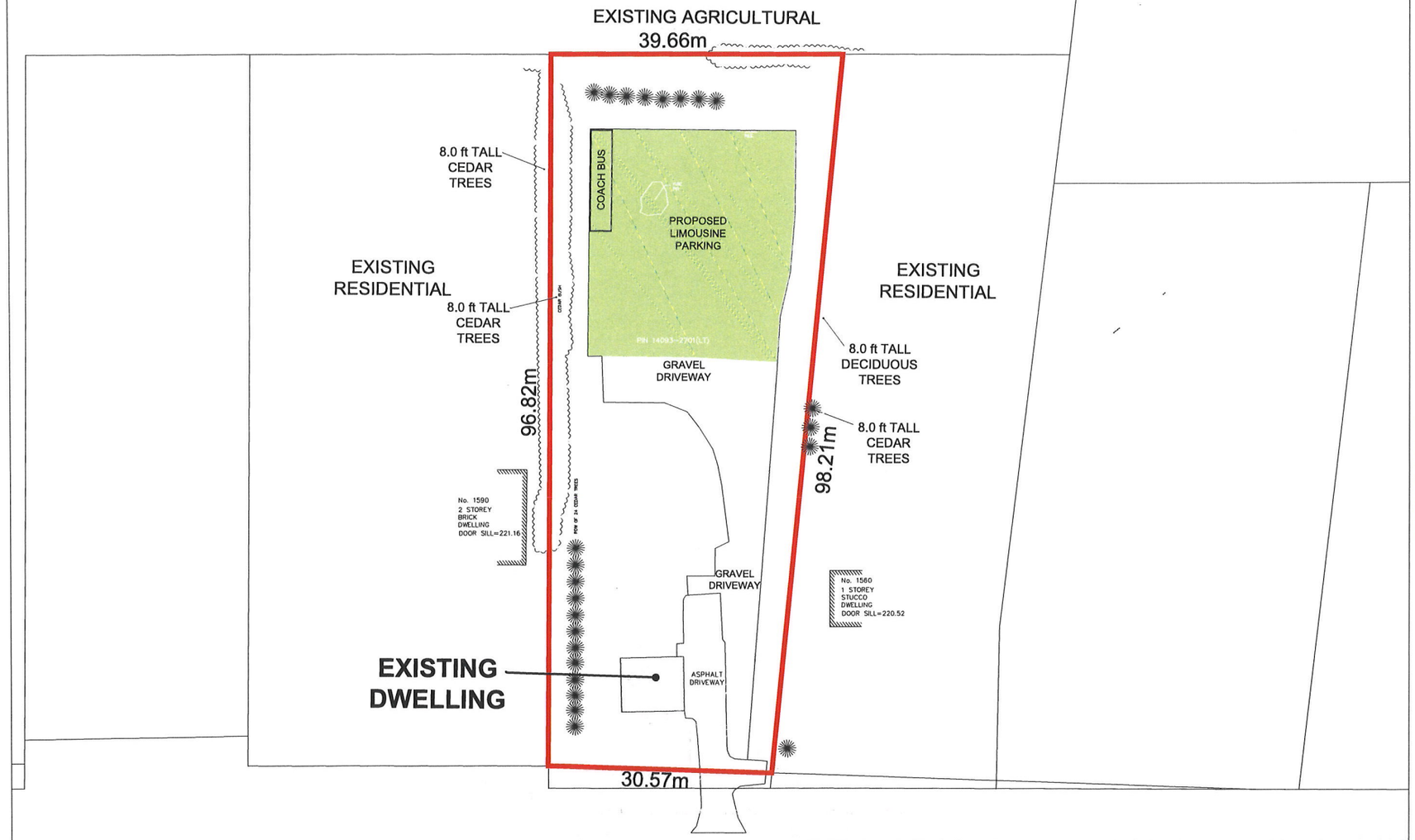
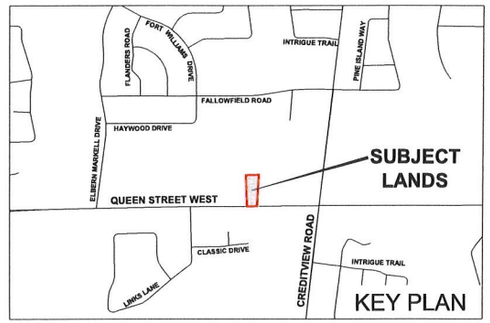




MINOR VARIANCE SKETCH
GOOD TIME LIMOUSINE

1572 QUEEN STREET WEST
PART OF LOT 6,
CONCESSION 4 W.H.S.
CITY OF BRAMPTON
REGION OF PEEL

Subject Lands: ±0.34ha (0.84ac)

Required Variances:

To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.

Scale 1:250
JUNE 12, 2025

GSAI
Glen Schnarr & Associates Inc.

Zoning Non-compliance Checklist

File No.
A-2025- 0057

Applicant: Bhajan Singh Grewal & Gumej Kaur Grewal
Address: 1572 Queen Street West
Zoning: RHM1
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To allow for the outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years	Whereas the by-law does not permit the use	11.4
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT	.		

Lesley Barbuto
Reviewed by Zoning

June 18, 2025
Date

BRAMPTON

Public Meeting Notice
Committee of Adjustment

Application for Minor Variance

Section 45 of the *Planning Act,* R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**A-2025-0057**
Property Address:	**1572 Queen Street West**
Legal Description:	**Chinguacousy, Con 4, Whs, Part Lot 6 and RP 43R34001, Part 2, Ward 5**
Agent:	**Glen Schnarr & Associates Inc.**
Owner(s):	**Bhajan Singh Grewal, Gurmej Kaur Grewal**
Other applications under the *Planning Act*	**nil**
Meeting Date and Time:	**Tuesday, July 29, 2025, at 9:30 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 outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of five (5) years, whereas the by-law does not permit the use.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, July 24, 2025.**
- 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 **12:00 pm on Thursday, July 24, 2025,** 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.

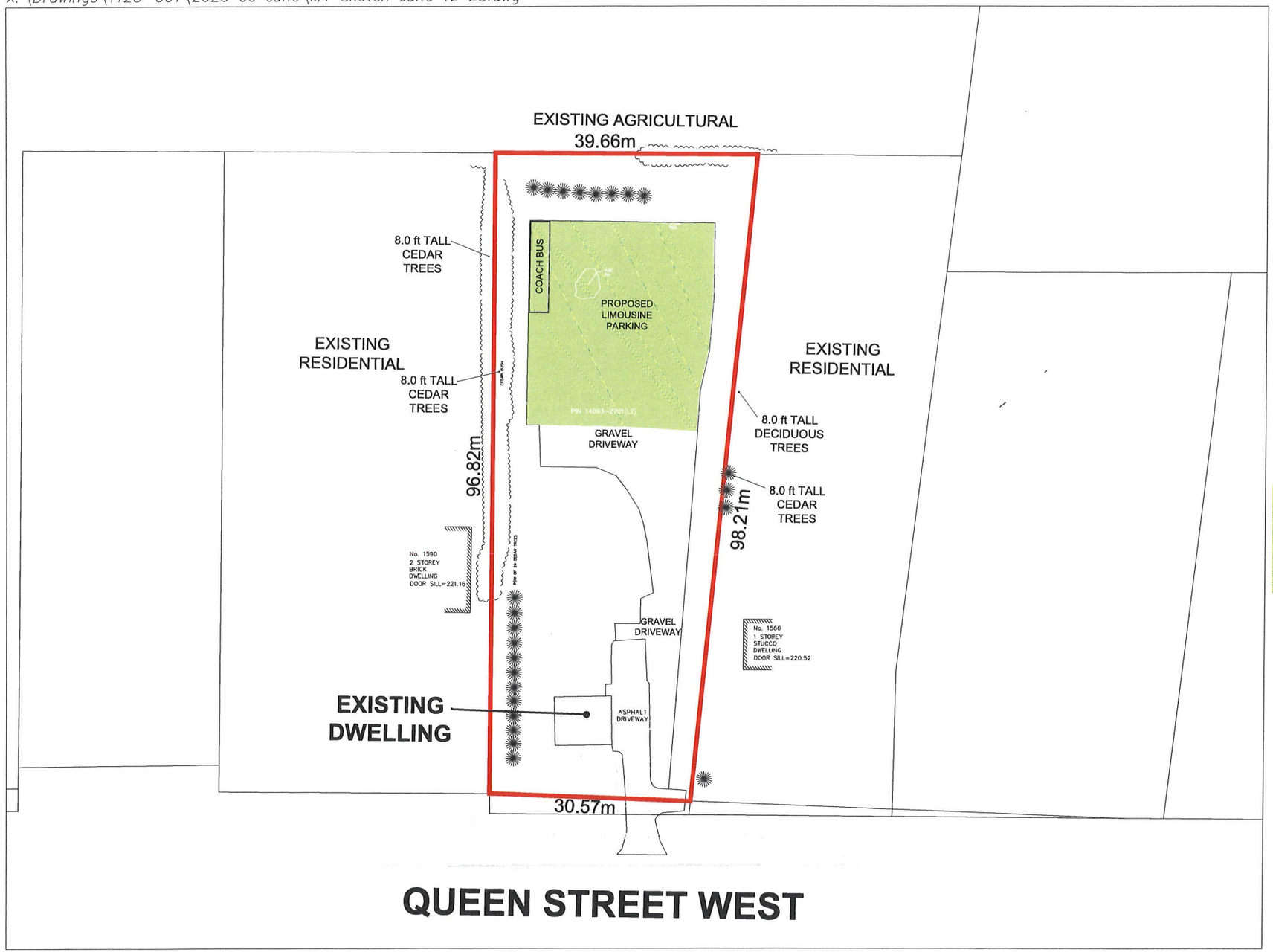
Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public 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.

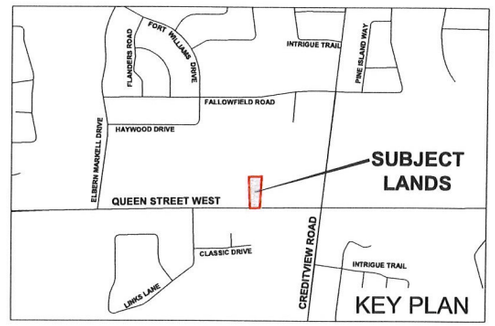
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 14th day of July 2025

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

X:\Drawings\1125-001\2025 06 June\MV Sketch June 12 25.dwg





MINOR VARIANCE SKETCH
GOOD TIME LIMOUSINE

1572 QUEEN STREET WEST
PART OF LOT 6,
CONCESSION 4 W.H.S.
CITY OF BRAMPTON
REGION OF PEEL

Subject Lands: ±0.34ha (0.84ac)

Required Variances:

To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.

Scale 1:250
JUNE 12, 2025

GSAI
Glen Schnarr & Associates Inc.

Flower City

brampton.ca

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

FILE NUMBER: A-2025-0058

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)** 1200635 ONTARIO LIMITED (RAWAN BANJONGPANTH
   Address 158 QUEEN ST EAST
   BRAMPTON, ONTARIO
   Phone # 647. 808. 0501 **Fax #**
   Email RAWANB1967@YAHOO.CA

2. **Name of Agent** AJAY GREWAL
   Address 12-163 BUTTERMILL AVE.
   WOODBRIDGE ONTARIO L4K. 3X4
   Phone # 647. 529-4805 **Fax #**
   Email AJAYGREWAL@RENVDESIGNBUILDS.COM

3. **Nature and extent of relief applied for (variances requested):**
   - SECOND FLOOR ADDITION OVER EXISTING FOOTPRINT
   - INCREASE TO GFA

4. **Why is it not possible to comply with the provisions of the by-law?**
   - THE PROPOSED GFA SURPASSES THE MAXIMUM PERMITTED GFA.
   - THE ZONING PERMITS THE EXISTING GROSS FLOOR AREA THAT EXISTED ON THE DATE OF PASSING OF THIS BY-LAW AMENDMENT, PLUS 10% 193.1 m² + 10% = 212.41 m².

5. **Legal Description of the subject land:**
   Lot Number LOT 19
   Plan Number/Concession Number
   Municipal Address 158 QUEEN ST EAST BRAMPTON ONT L6V-1B2

6. **Dimension of subject land (in metric units)**
   Frontage 15.97 m.
   Depth 28.88
   Area 467.07 m².

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**	☐

0. 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:
OPTOMETRY CENTRE

PROPOSED BUILDINGS/STRUCTURES on the subject land:
- 220 SQFT ADDITION ON RS-I) BUILDING.

1. 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	2.78 m
Rear yard setback	13.83m
Side yard setback	0.64 m
Side yard setback	3.9 m

PROPOSED	
Front yard setback	2.78 m
Rear yard setback	13.83m.
Side yard setback	0.39m
Side yard setback	3.9m

0. Date of Acquisition of subject land: NOV-01-1996

1. Existing uses of subject property: OPTICAL RETAIL

2. Proposed uses of subject property: OPTICAL RETAIL

3. Existing uses of abutting properties: COMMERCIAL / RESIDENTIAL.

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

5. Length of time the existing uses of the subject property have been continued: UNTIL PERMIT RELEASE.

16. (a) What water supply is existing/proposed?
- [X] Municipal
- [ ] Well
- Other (specify) _____

(b) What sewage disposal is/will be provided?
- [X] Municipal
- [ ] Septic
- Other (specify) _____

(c) What storm drainage system is existing/proposed?
- [X] 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 BRAMPTON

THIS 19 DAY OF JUNE , 20 25

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, RAWAN BANJONGPANITH 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 19 DAY OF

June 20 25

Signature of Applicant or Authorized Agent

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2028.

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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 June 19, 2025

Mercelyn

Revised 2023/01/12

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 158 QUEEN ST EAST

I/We, RAWAN BANTONGPONG
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 17 day of JUNE , 2025

(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

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 158 Queen St E, Brampton ON, L6V !B2

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

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

Ajay Grewal
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 June day of 17 , 20_25__.

Rawan Banjongpanith Verified by pdfFiller 06/17/2025
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Ajay Grewal Verified by pdfFiller 06/17/2025
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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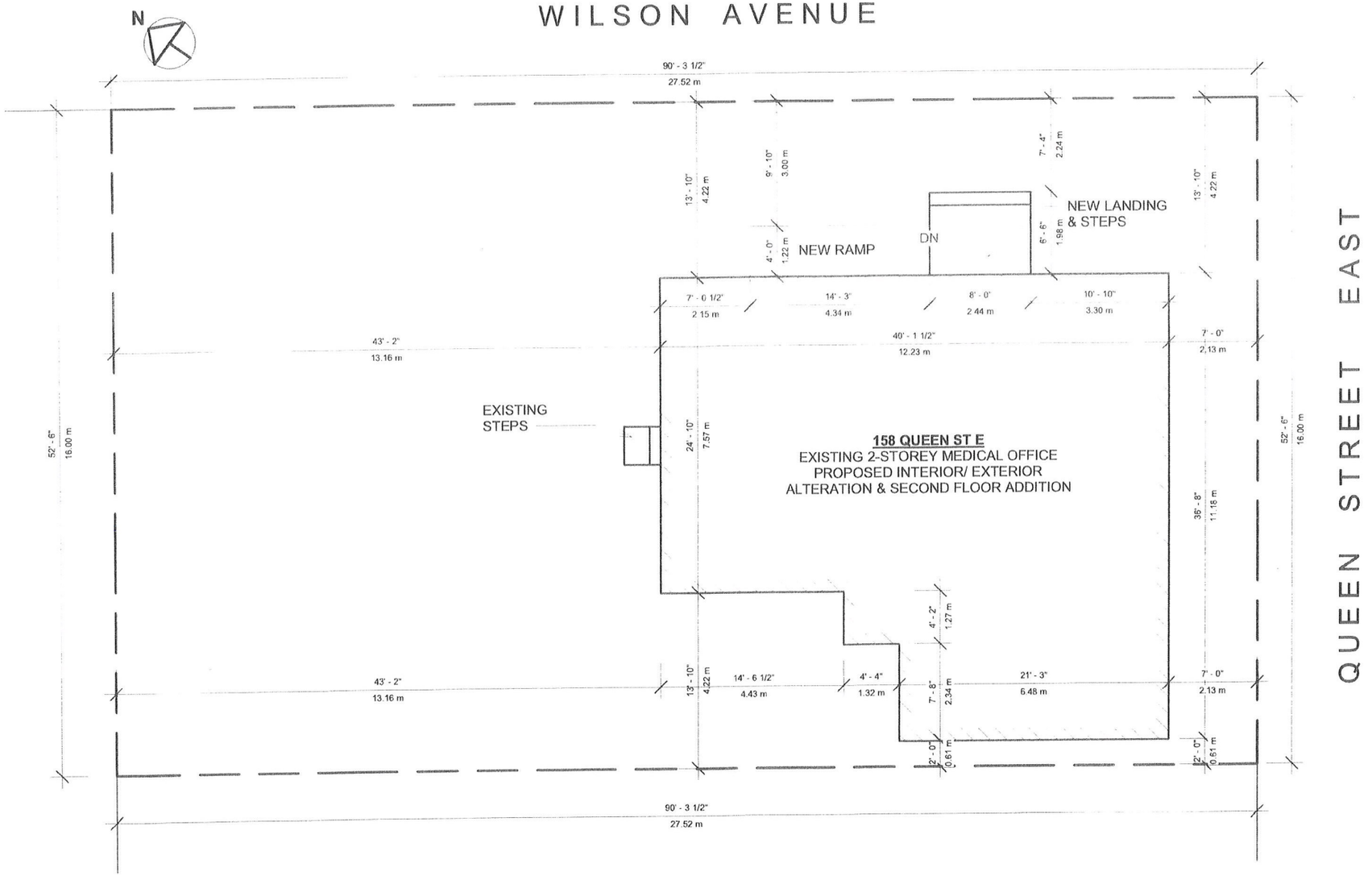
8.3	**Consent Applications**		
8.3.1	Consent Application – Lot Creation	**$10,157**	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23)	**$5,078**	Per Application
8.3.3	Consent Certificate	**$2,127**	Per Certificate
8.4	**General Committee of Adjustment Fees**		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	**50% of Application Fee**	Per Deferral
8.4.2	Replacement Notice Sign	**$75**	Per Sign

Committee of Adjustment Application Refunds:

- 75% refund if withdrawn prior to internal circulation
- 50% refund if withdrawn prior to circulation of public notice of a hearing.
- No refund if withdrawn once the circulation of the public notice of a hearing has occurred



1 PROPOSED SITE PLAN

1/8" = 1'-0"

HNS Engineering Inc.

NOTES:

DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C

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All drawings are the property of the Architect / Designer & must be returned upon request.

ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

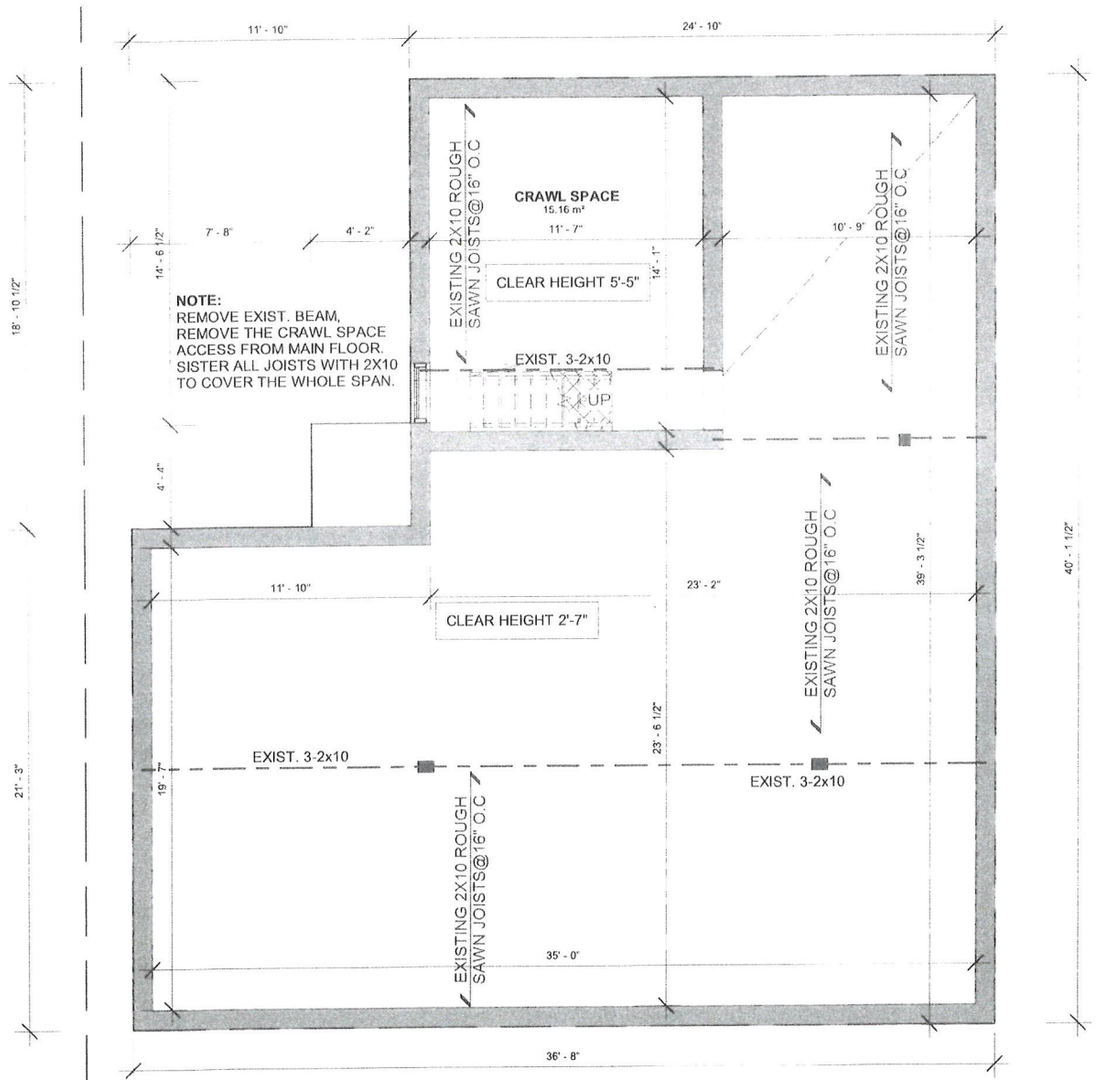
ADDITION & RENOVATION

PROPOSED SITE PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A100c

Scale: 1/8" = 1'-0"



1 EXISTING FOUNDATION PLAN

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

ADDITION & RENOVATION

EXISTING FOUNDATION PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

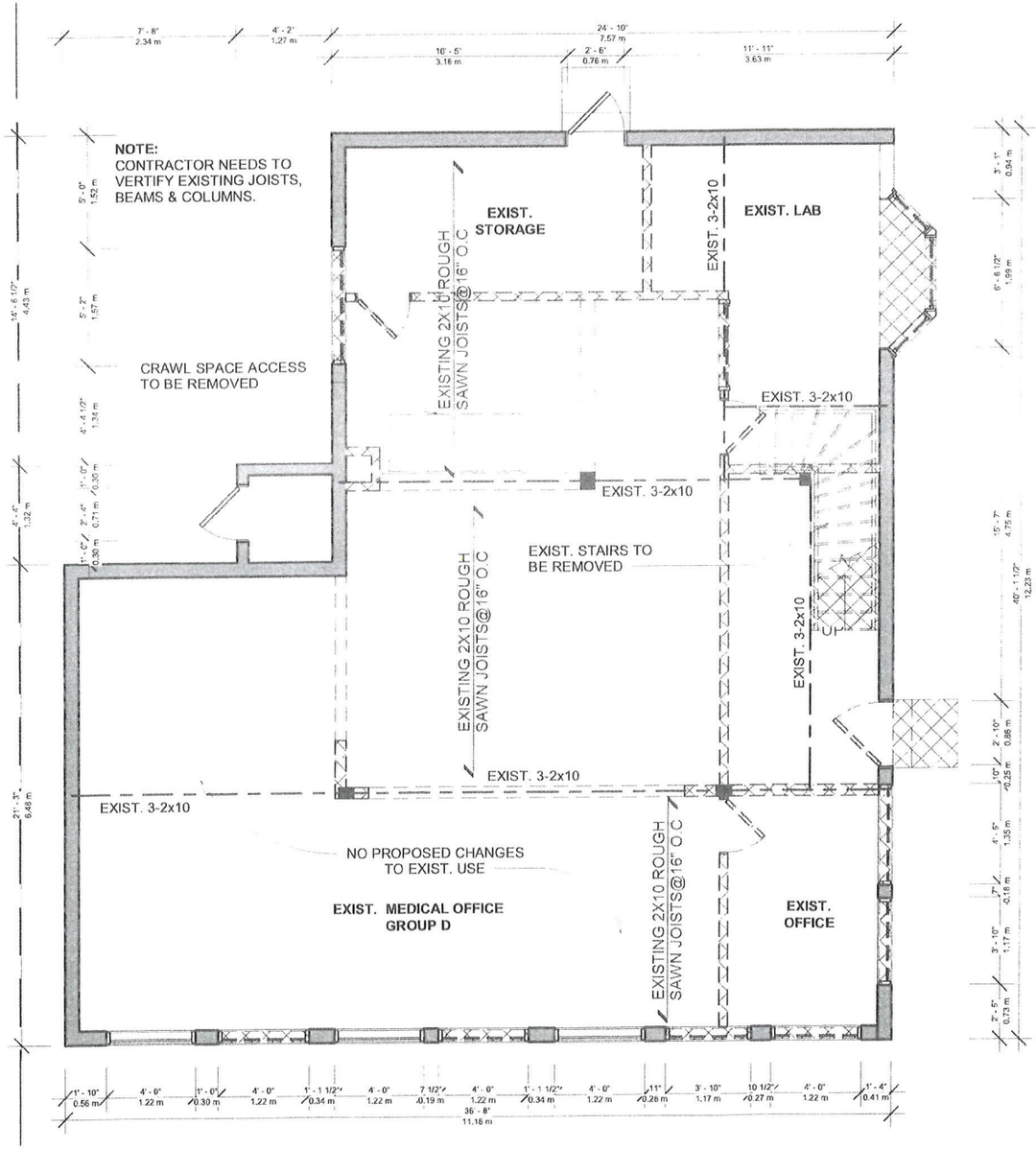
A101

Scale: 3/16" = 1'-0"

EXISTING WALL

TO BE REMOVED

AREA: 1,251 SQ.FT
CEILING: 8'-4"



1 EXISTING GROUND FLOOR

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

ADDITION & RENOVATION

EXISTING GROUND FLOOR PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

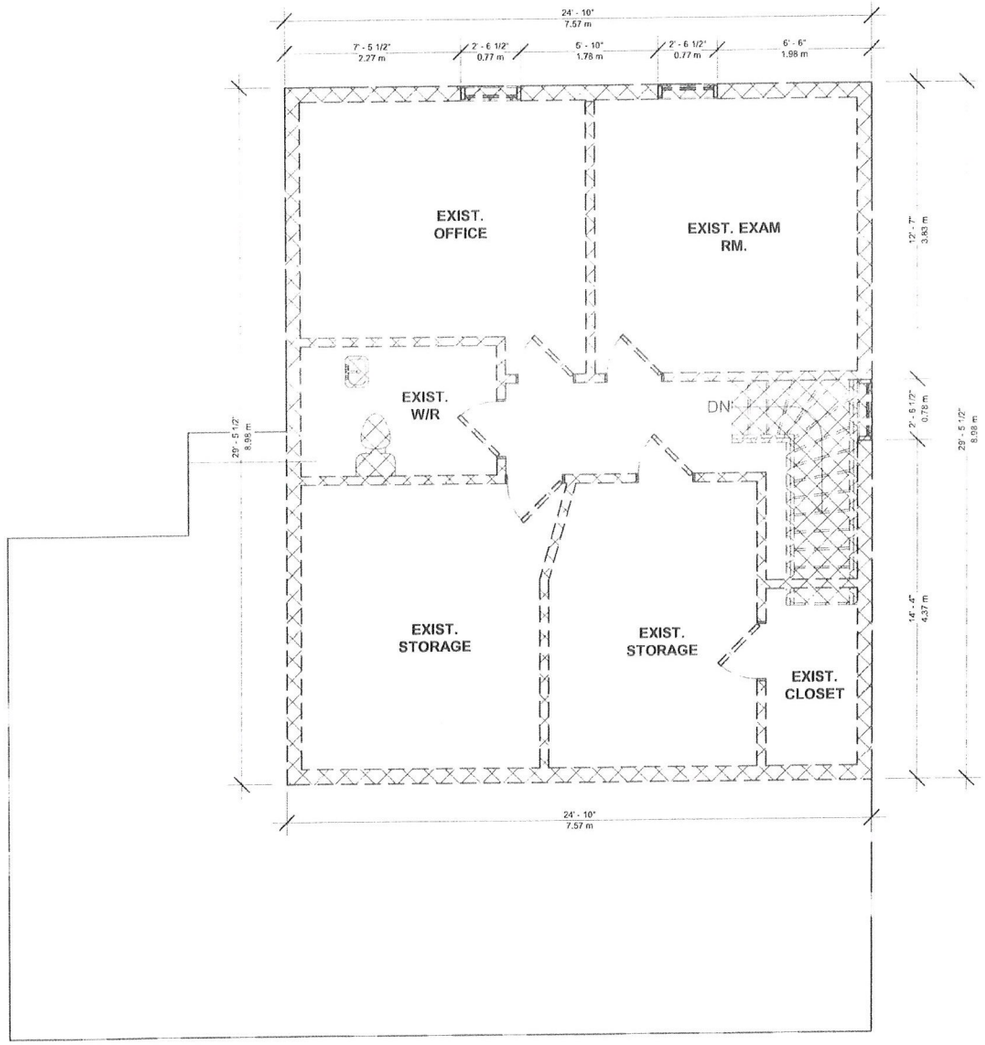
A102

Scale: 3/16" = 1'-0"

EXISTING WALL

TO BE REMOVED

AREA: 731 SQ.FT
CEILING: 8'-0"



1 EXISTING SECOND FLOOR
3/16" = 1'-0"

HNS
Engineering Inc.

NOTES:

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ADDRESS:
158 Queen St E
Brampton, ON L6V 1T6

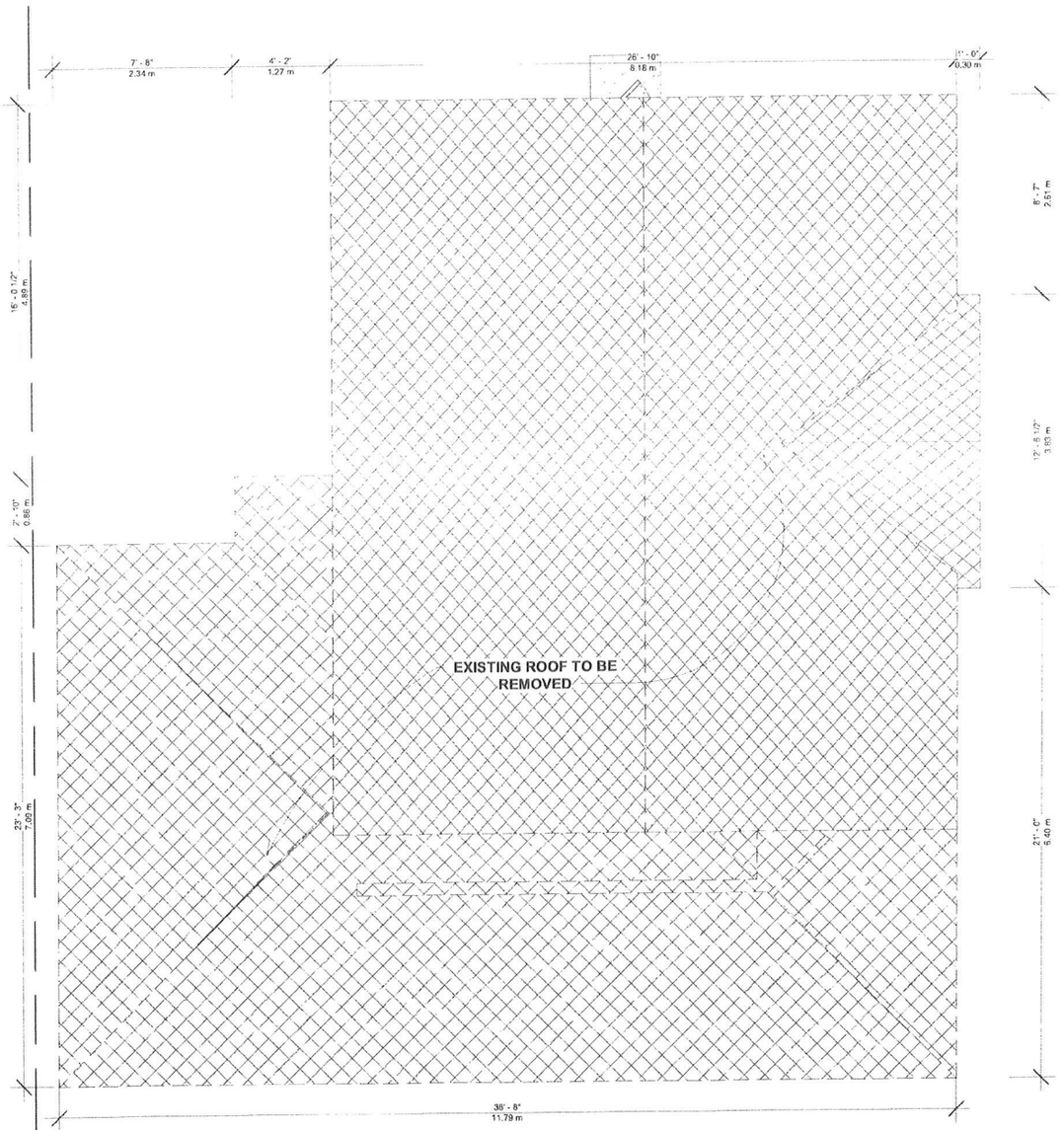
PROJECT:
ADDITION & RENOVATION

EXISTING SECOND FLOOR PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A103

Scale: 3/16" = 1'-0"



1 EXISTING ROOF PLAN

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

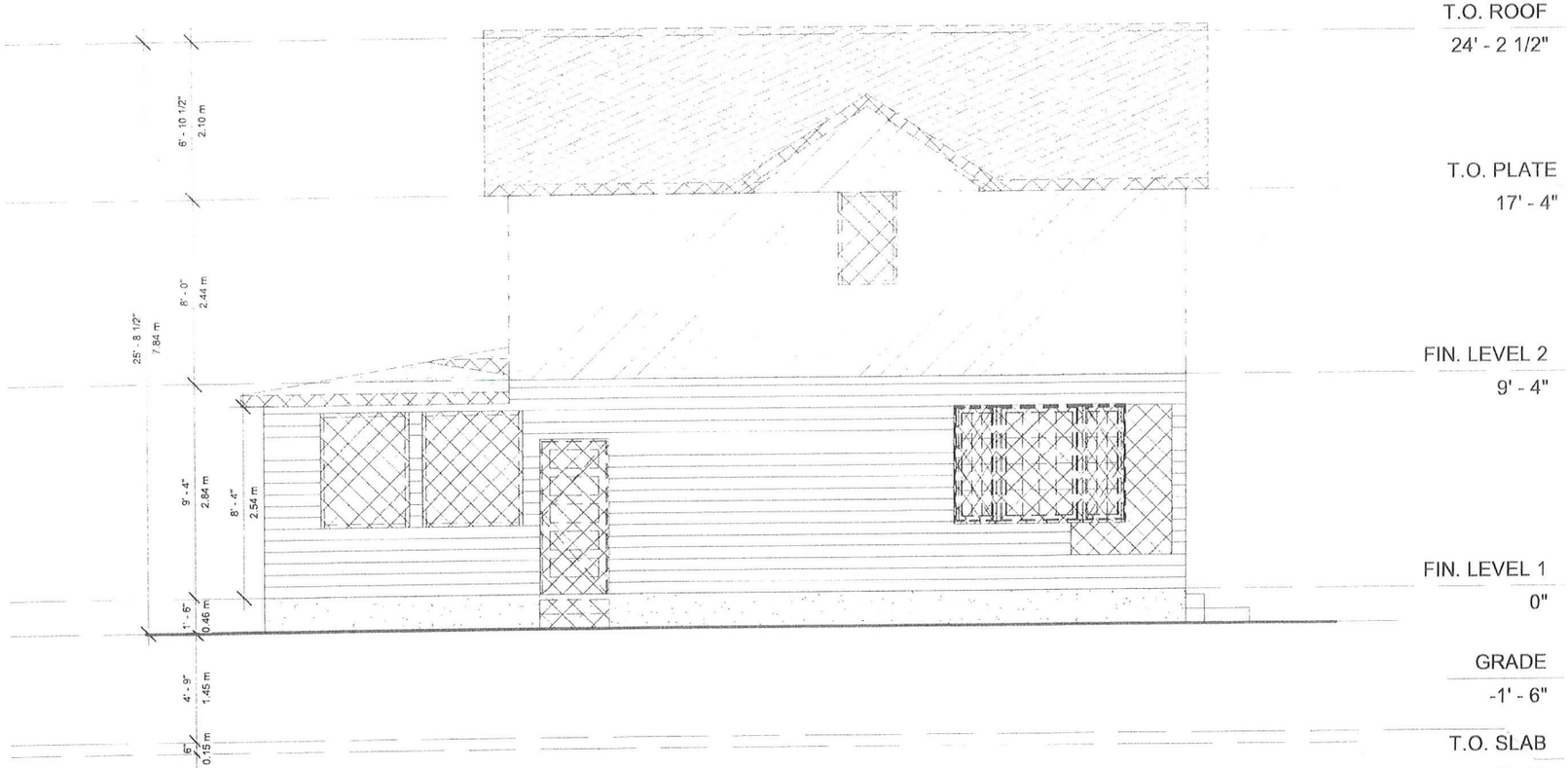
ADDITION & RENOVATION

EXISTING ROOF PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A104

Scale: 3/16" = 1'-0"



1 EXISTING FRONT ELEV.

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

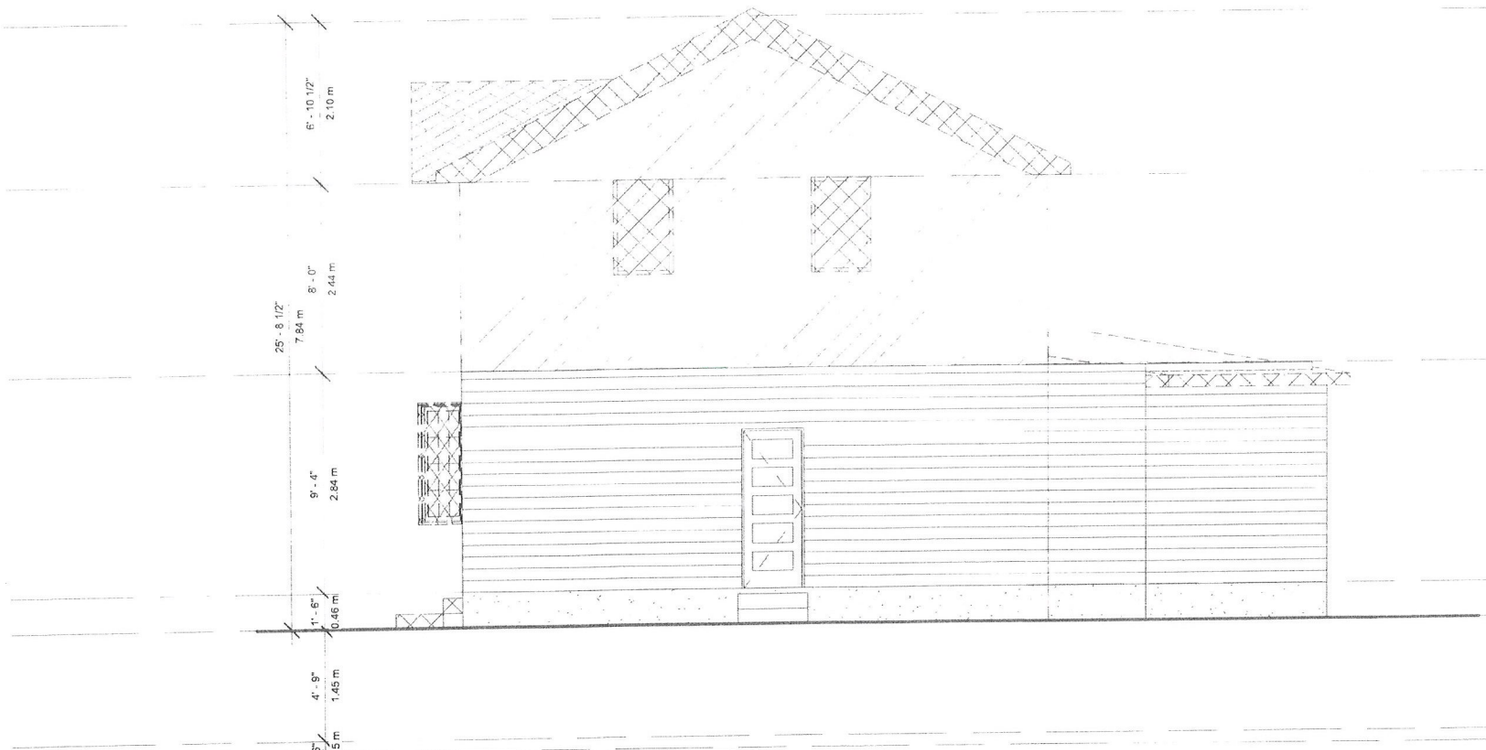
ADDITION & RENOVATION

EXISTING FRONT ELEVATION

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A105

Scale: 3/16" = 1'-0"



1 EXISTING RIGHT ELEV.

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:
158 Queen St E
Brampton, ON L6V 1T6

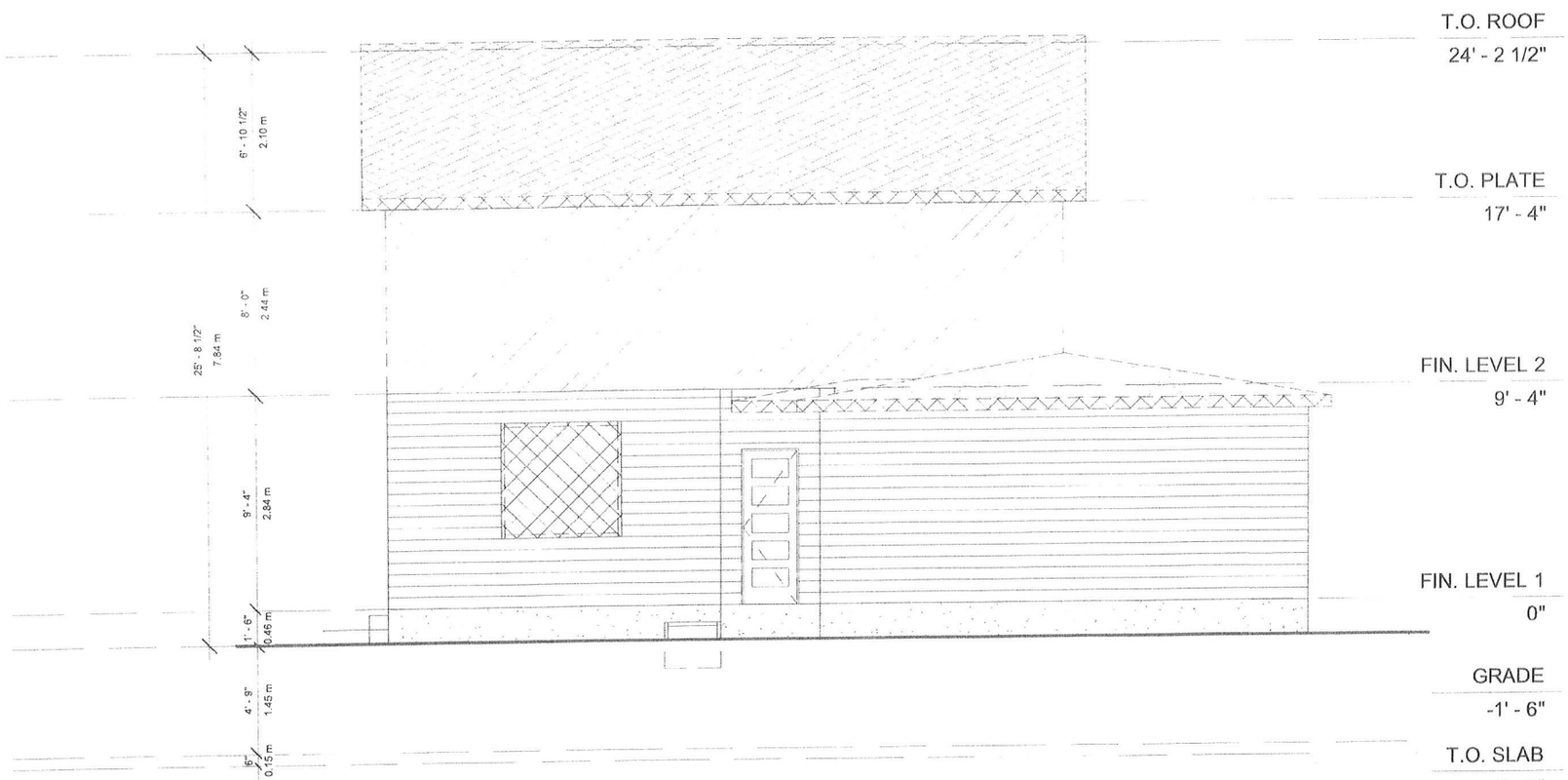
PROJECT:
ADDITION & RENOVATION

EXISTING RIGHT ELEVATION

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A106

Scale: 3/16" = 1'-0"



1 EXISTING REAR ELEV.

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

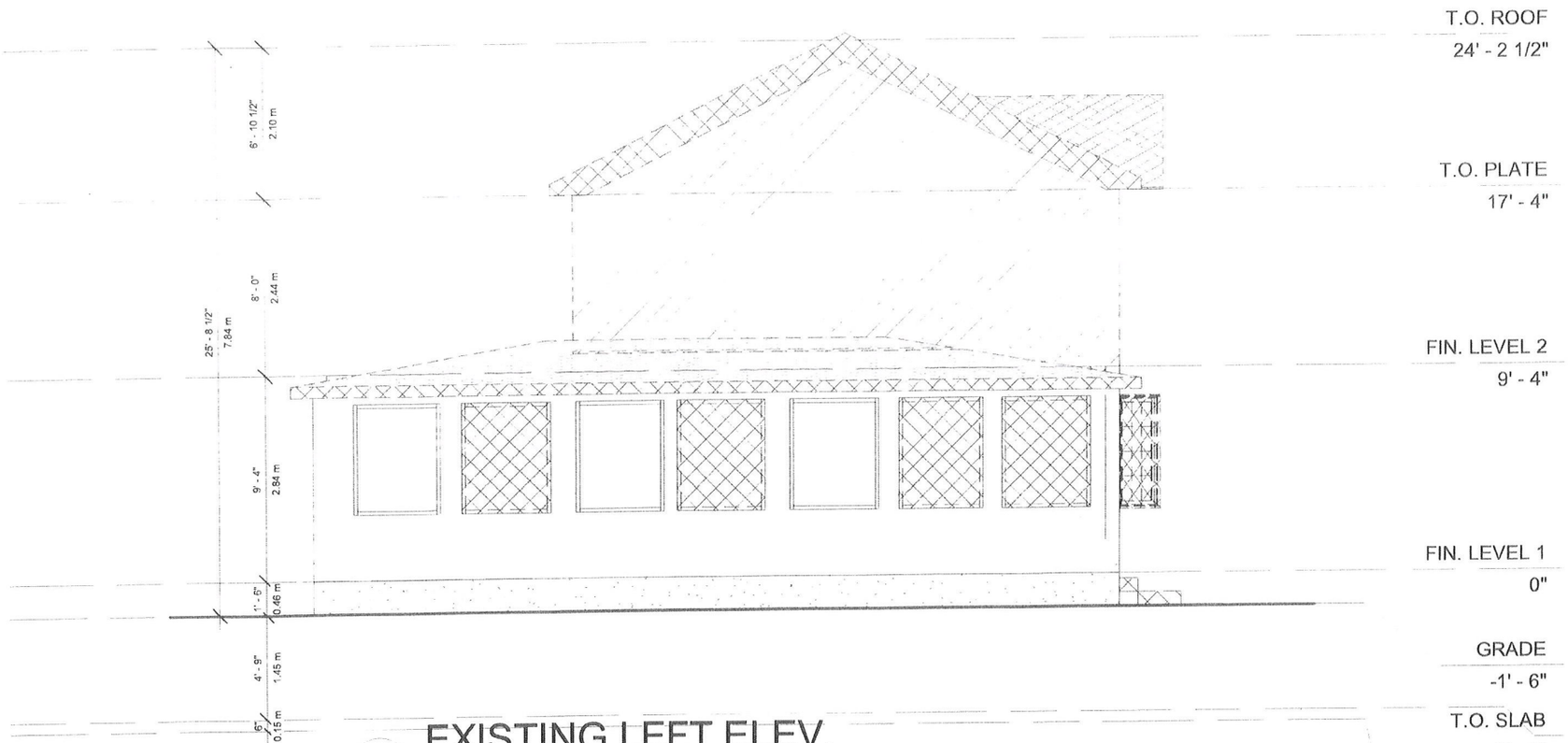
ADDITION & RENOVATION

EXISTING REAR ELEVATION

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A107

Scale: 3/16" = 1'-0"



1 EXISTING LEFT ELEV.

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

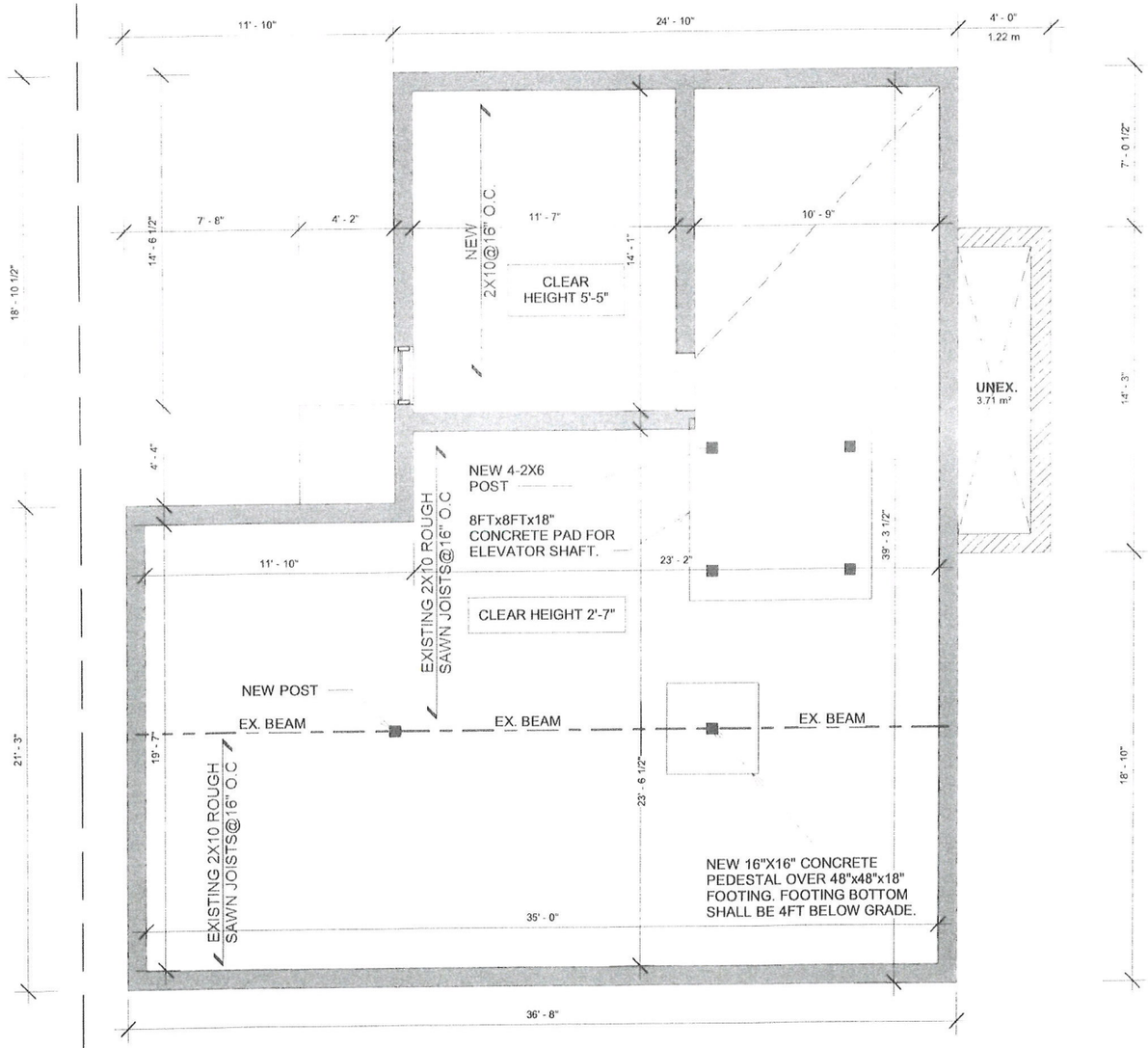
ADDITION & RENOVATION

EXISTING LEFT ELEVATION

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A108

Scale: 3/16" = 1'-0"



1 PROPOSED FOUNDATION PLAN

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

ADDITION & RENOVATION

PROPOSED FOUNDATION PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A108a

Scale: 3/16" = 1'-0"

EXISTING WALL

NEW WALL

FRR WALL

AREA: 1,251SQ.FT
CEILING: 9'-1"

J1: EXISTING 2X10 ROUGH SWAN JOISTS @16" O.C.

BM1: 3-2X10

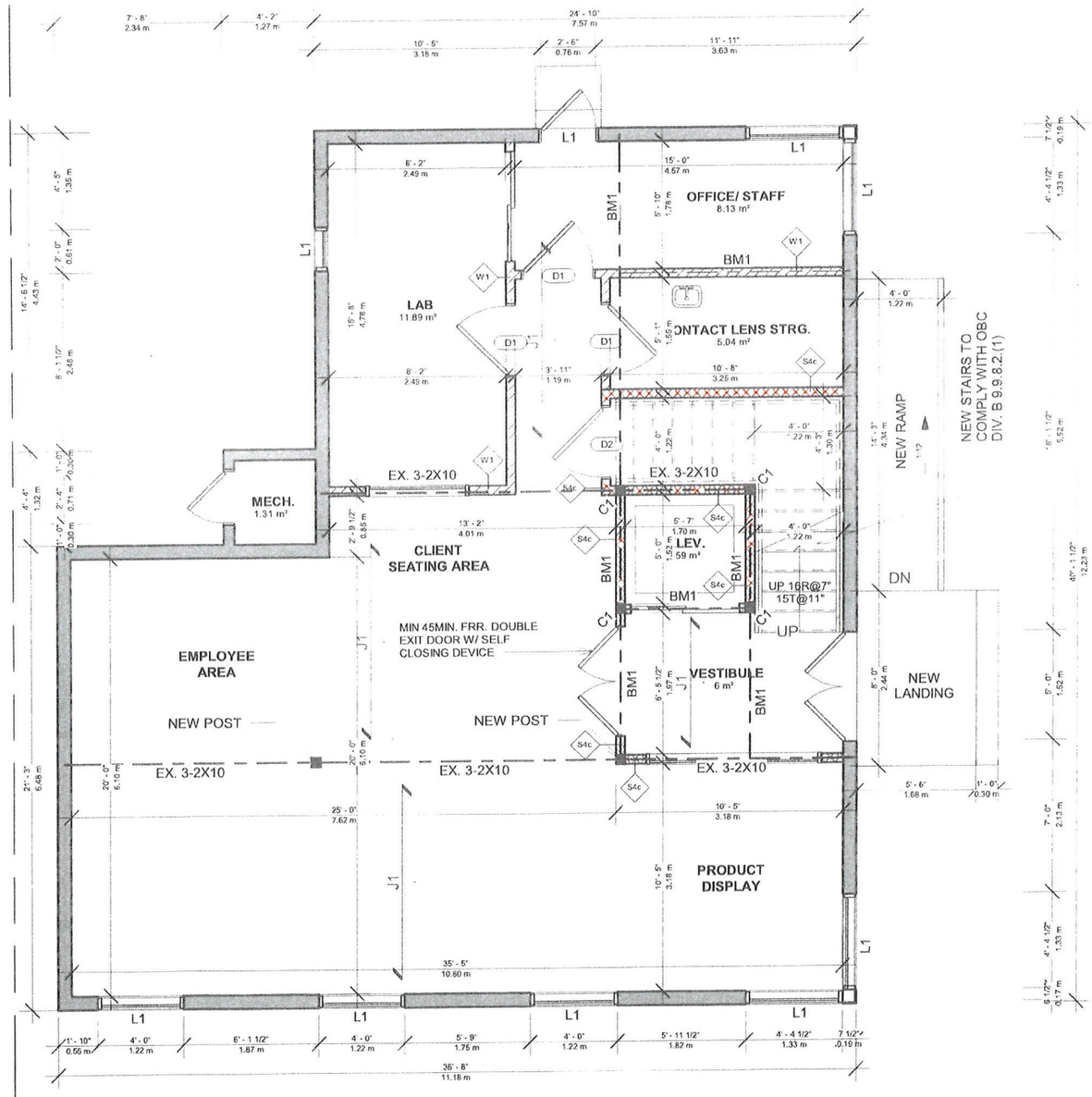
C1: 4-2X6

L1: 3-2X10

L2: 2-2X8

DOORS:

D1: 38"X78" WOODEN DR.
D2: 38"X78" 45 MIN FRR DR



1 PROPOSED GROUND FLOOR
3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:
158 Queen St E
Brampton, ON L6V 1T6

PROJECT:
ADDITION & RENOVATION

PROPOSED GROUND FLOOR PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A109

Scale: 3/16" = 1'-0"

EXISTING WALL

NEW WALL

FRR WALL

AREA: 1,248 SQ.FT
CEILING: 9'-1"

J2: NEW 2X12 ROOF JOISTS @24" O.C.

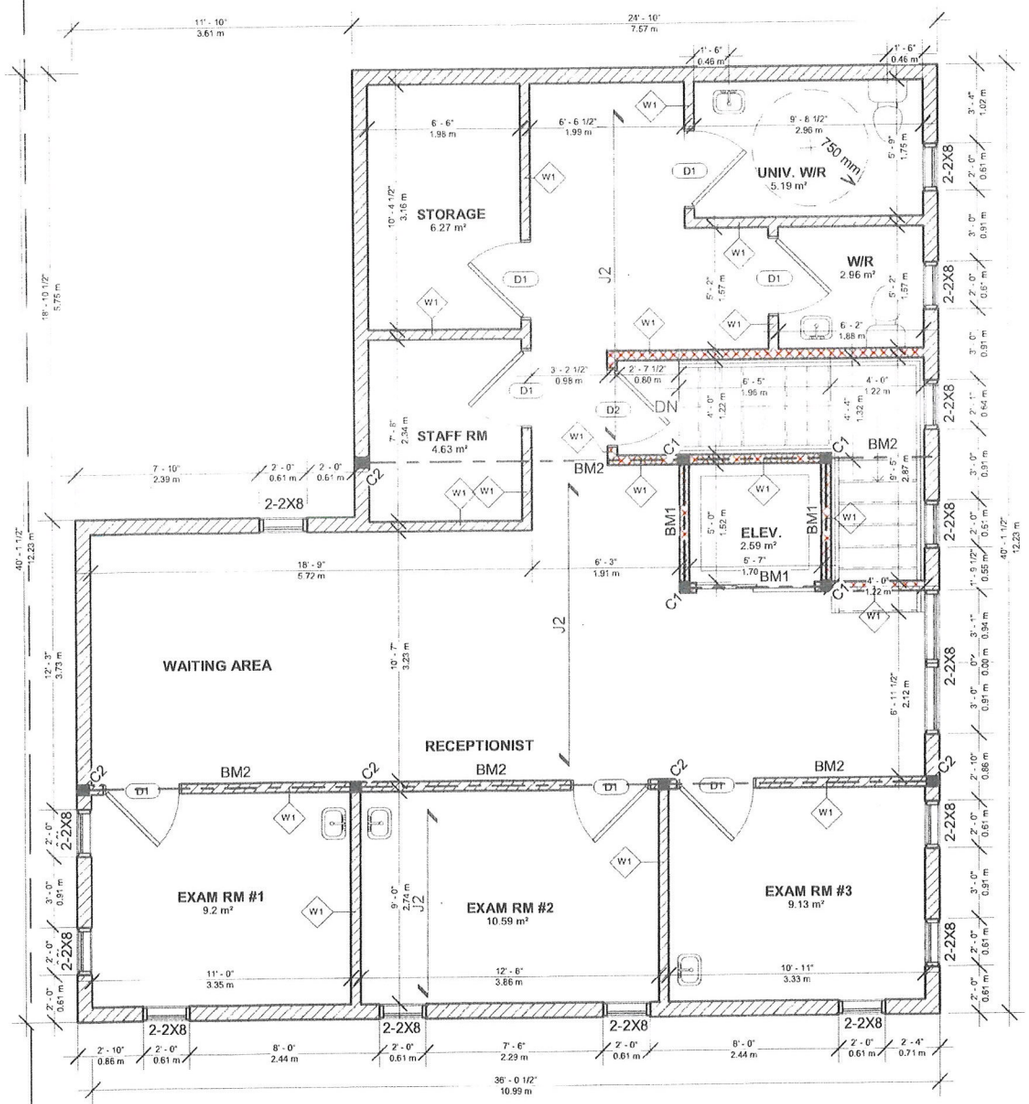
BM1: 3-2X10

BM2: 4-2X12

C2: 3-2X6

DOORS:

D1: 38"X78" WOODEN DR.
D2: 38"X78" 45 MIN FRR DR



1 PROPOSED SECOND FLOOR
3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:
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Brampton, ON L6V 1T6

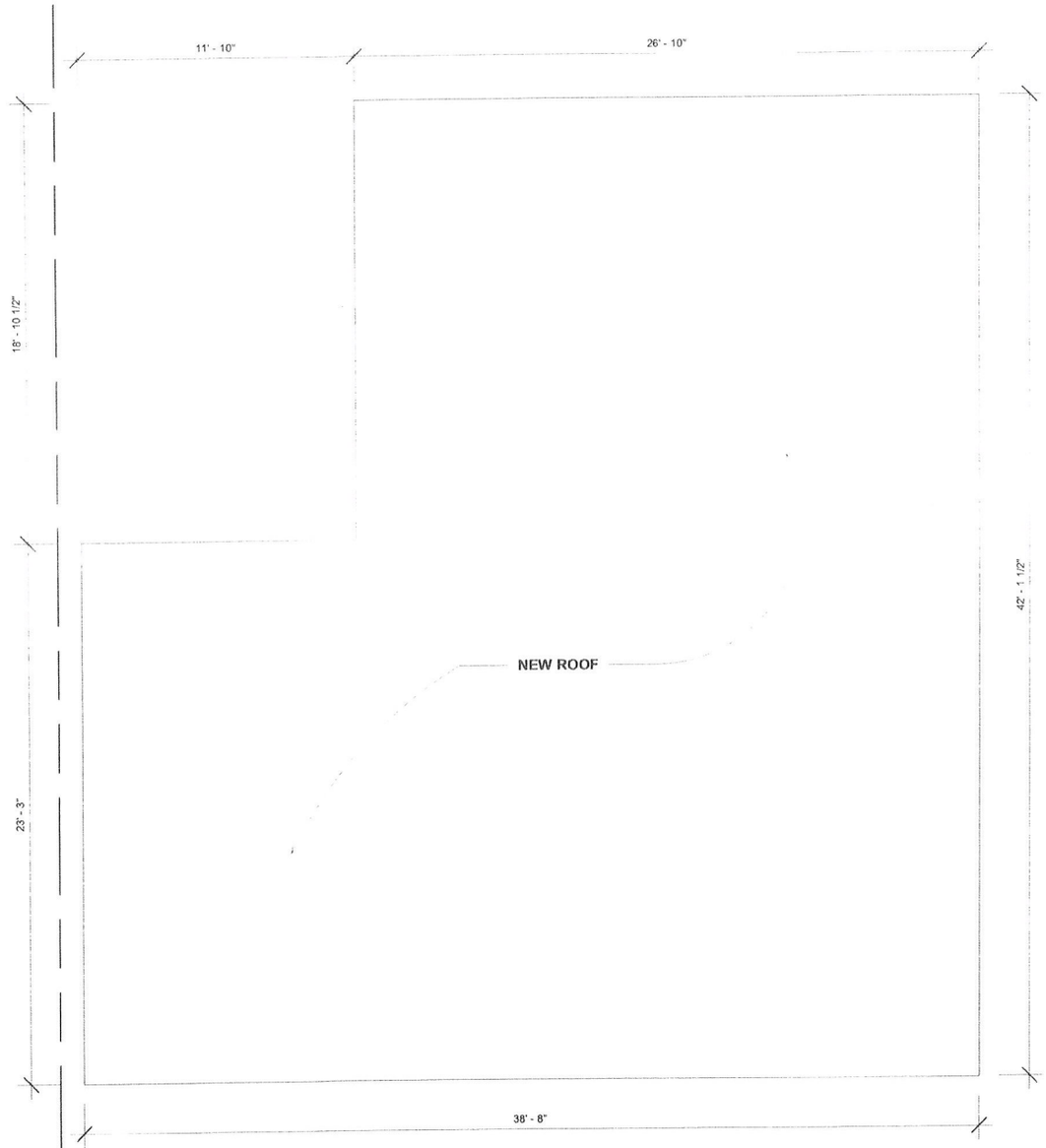
PROJECT:
ADDITION & RENOVATION

PROPOSED SECOND FLOOR PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A110

Scale: 3/16" = 1'-0"



1 PROPOSED ROOF PLAN

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

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Brampton, ON L6V 1T6

PROJECT:

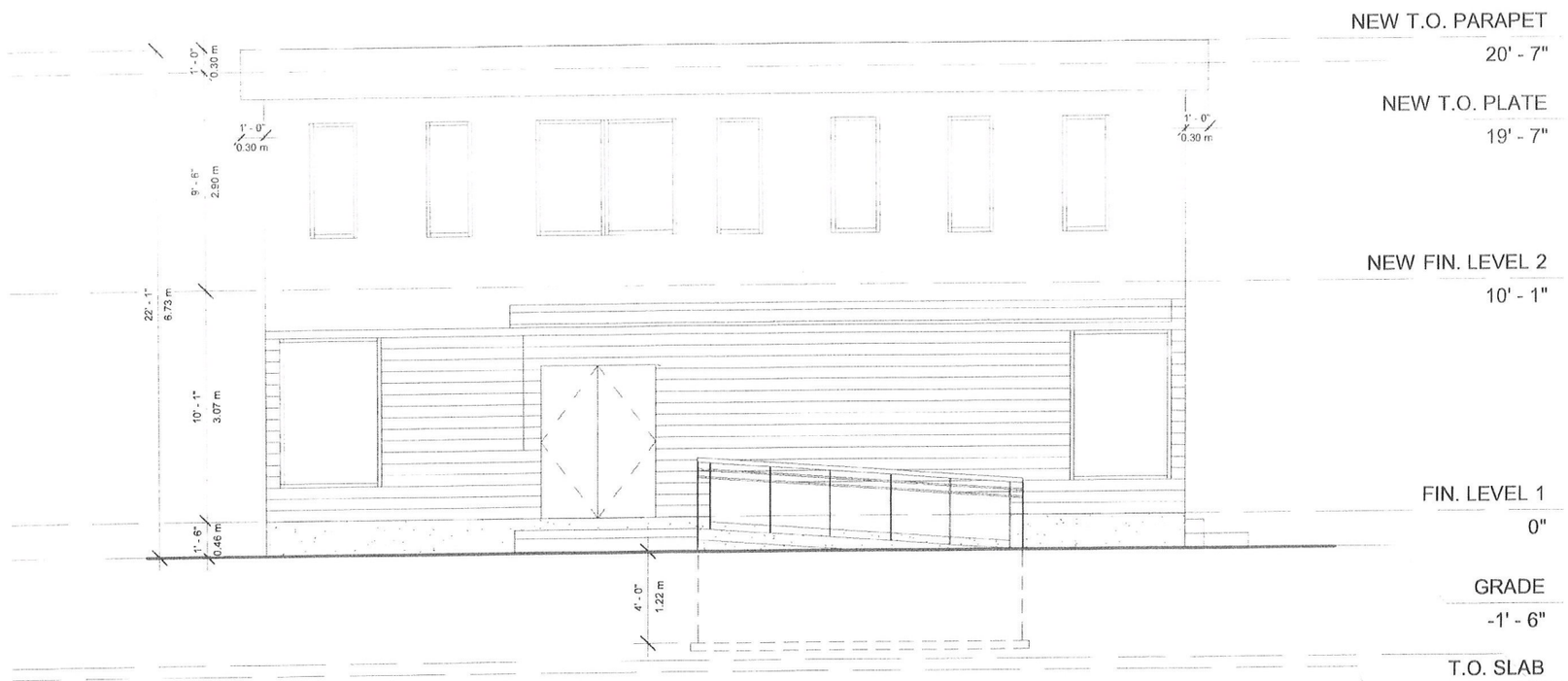
ADDITION & RENOVATION

PROPOSED ROOF PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A111

Scale: 3/16" = 1'-0"



1 PROPOSED FRONT ELEV.

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

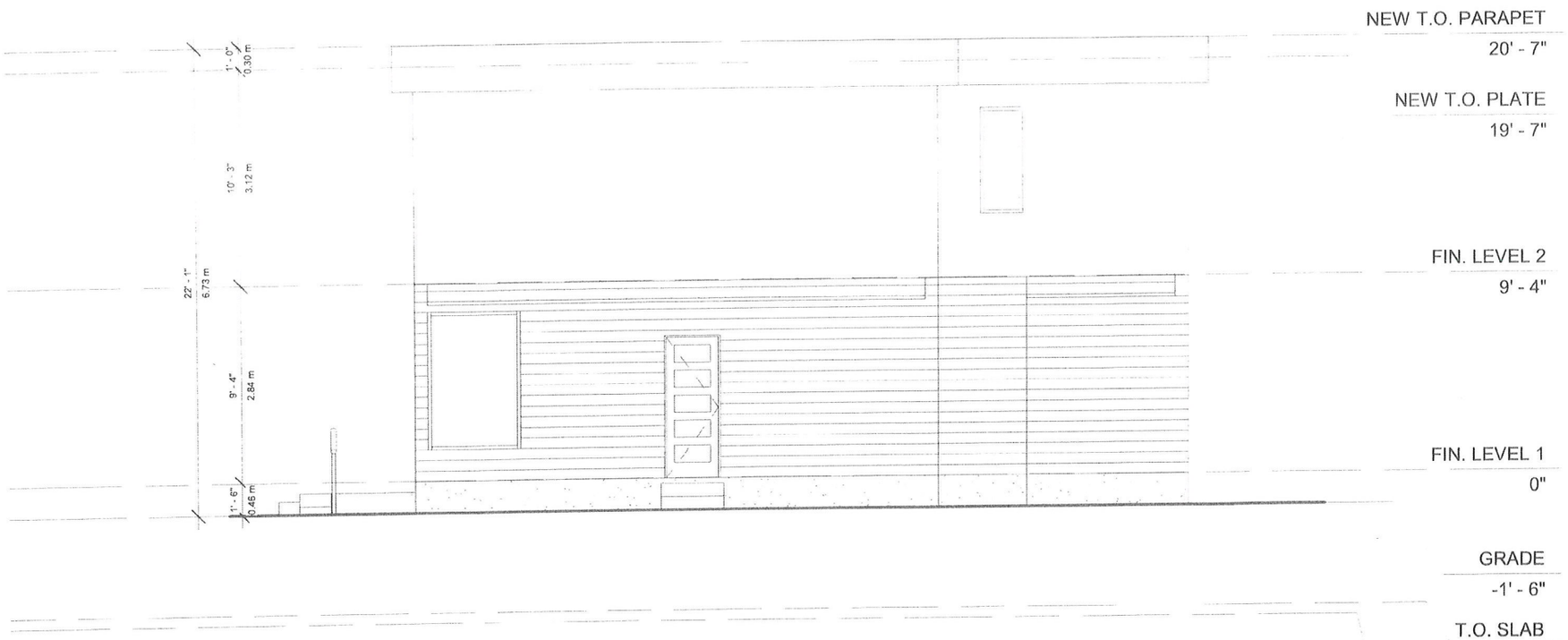
ADDITION & RENOVATION

PROPOSED FRONT ELEVATION

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A112

Scale: 3/16" = 1'-0"



1 PROPOSED RIGHT ELEV.

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

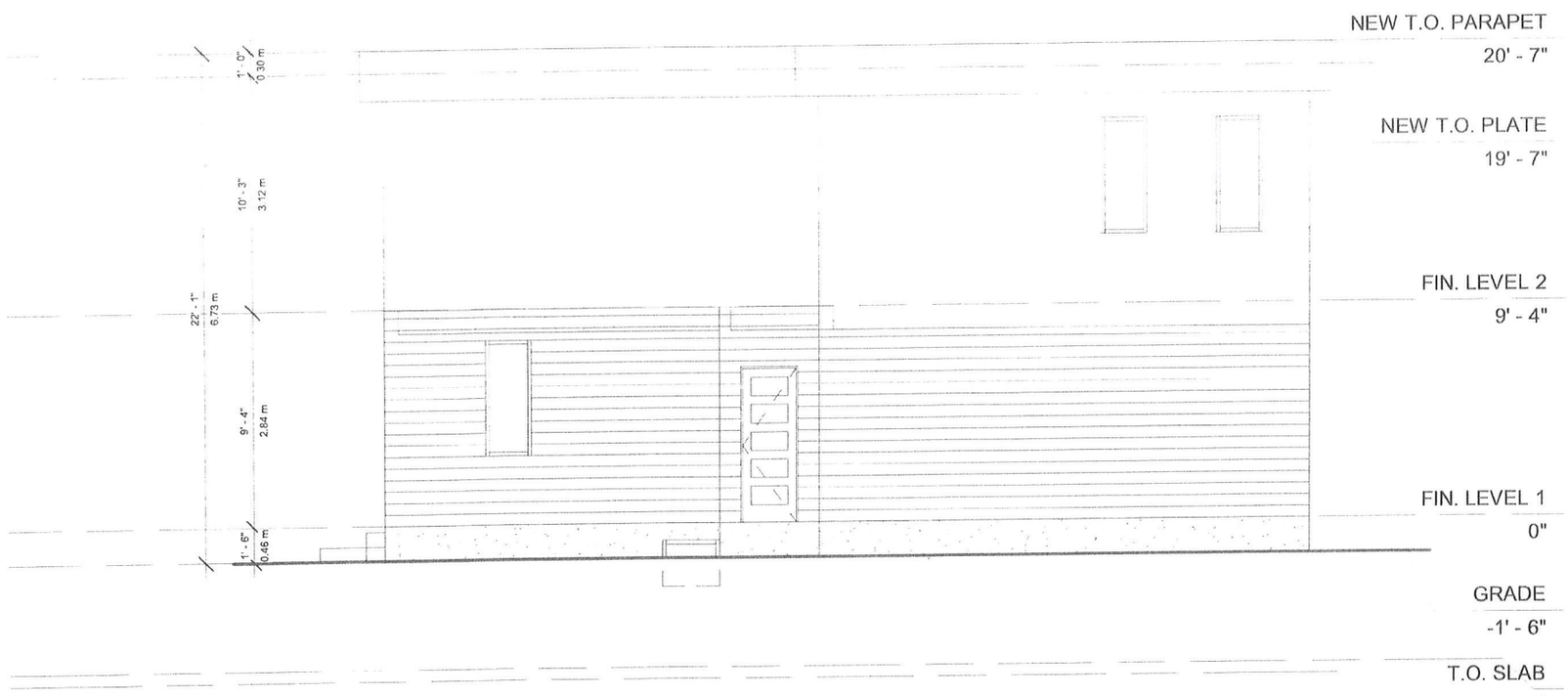
ADDITION & RENOVATION

PROPOSED RIGHT ELEVATION

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A113

Scale: 3/16" = 1'-0"



1 PROPOSED REAR ELEV.

3/16" = 1'-0"

HNS Engineering Inc.

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

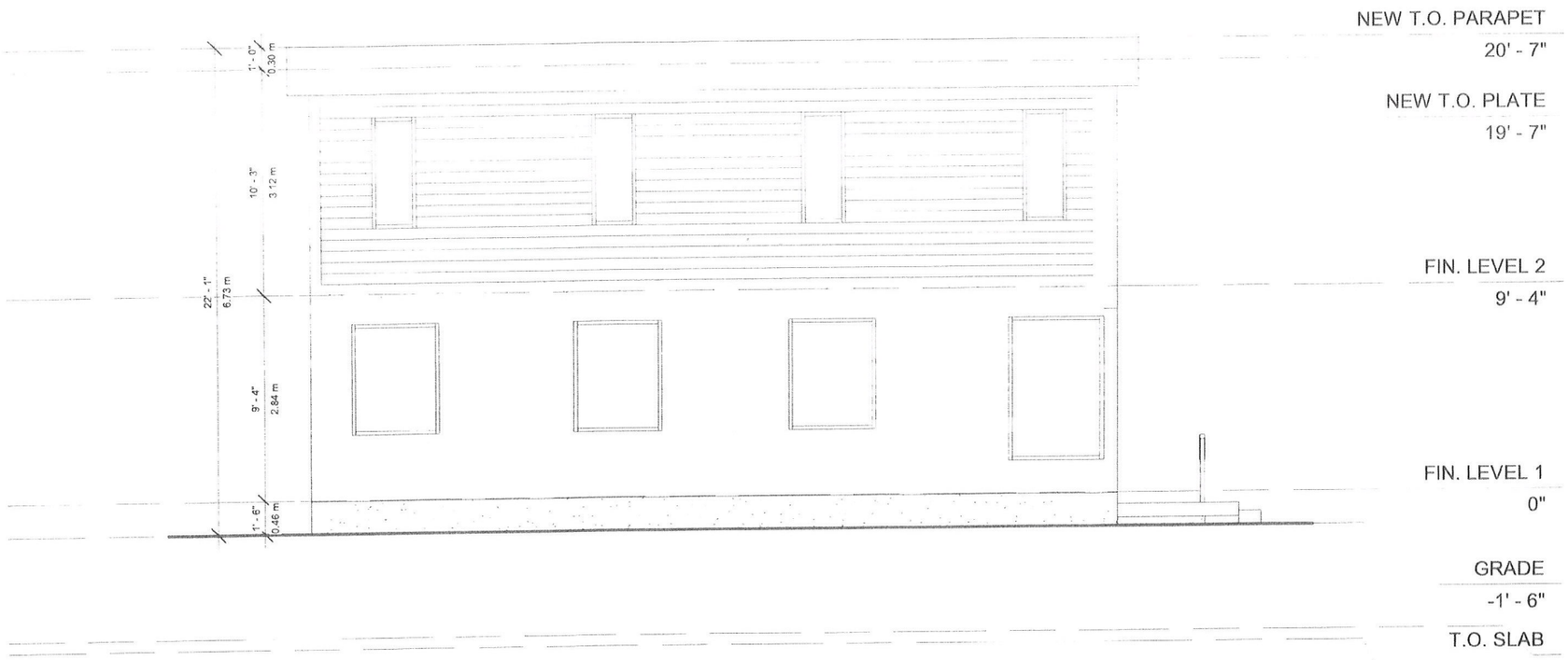
ADDITION & RENOVATION

PROPOSED REAR ELEVATION

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A114

Scale: 3/16" = 1'-0"



1 PROPOSED LEFT ELEV.

3/16" = 1'-0"

HNS Engineering Inc.

NOTES:

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ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

ADDITION & RENOVATION

PROPOSED LEFT ELEVATION

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A115

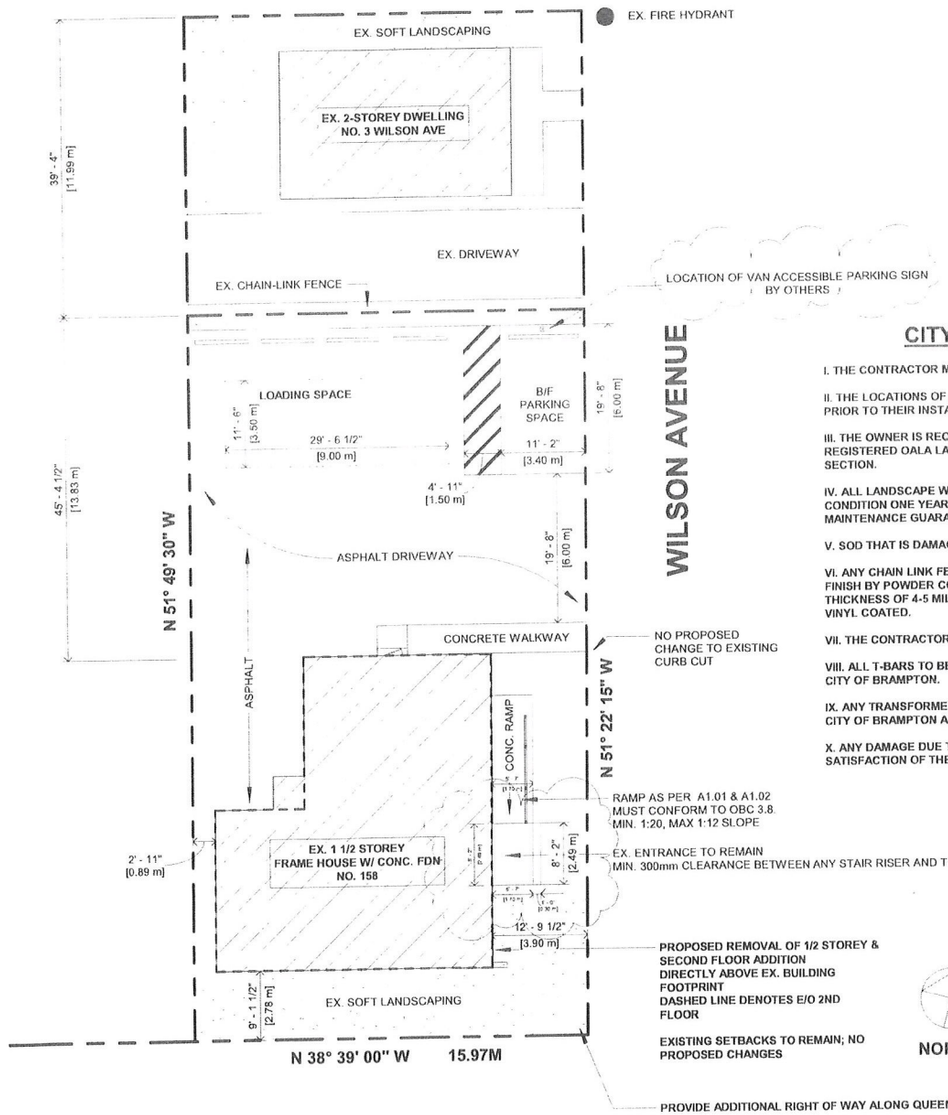
Scale: 3/16" = 1'-0"

SITE STATISTICS

	EX.	PROPOSED
BUILDING COVERAGE	25.89	25.89
FLOOR SPACE INDEX	0.41	0.51
PARKING SPACES	5	0
GFA	193.1 SQ. M.	240.21 SQ. M.

LOT AREA = 467.07 SQ. M.
PARKING AREA = 201.37 SQ. M.
NEW OFFICE AREA = 178.68 SQ. M.
NEW RETAIL AREA = 61.53 SQ. M.
NEW BUILDING HEIGHT = 6.73m

CLASSIFICATION: PART 9 BUILDING



CITY OF BRAMPTON STANDARD SITE PLAN LANDSCAPE NOTES

I. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.

II. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.

III. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A CERTIFIED AND REGISTERED OALA LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.

IV. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL, WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.

V. SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE.

VI. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PARKER BONDERITE AND CHLOROTHENE SOLVENT APPLIED IN A THICKNESS OF 4-5 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED.

VII. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.

VIII. ALL T-BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD, UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.

IX. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAMPTON PLANTING SETBACKS.

X. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REINSTATED AT THE OWNER'S EXPENSE. ALL DAMAGES WILL BE RECTIFIED TO THE SATISFACTION OF THE CITY OF BRAMPTON.

ERECT SIGNAGE FOR EACH ACCESSIBLE PARKING SPACE AND MAINTAIN IT IN GOOD REPAIR AND ENSURE THAT IT:
O IS VISIBLE TO THE PUBLIC
O IS LOCATED ON A PERMANENT POST, BUILDING OR STRUCTURE
O HAS THE BOTTOM EDGE OF THE SIGN 1 METRE TO 1.5 METRES ABOVE THE SURFACE
O IS LOCATED MID-POINT AT THE END OF THE PARKING SPACE SO THAT IT DOES NOT BLOCK ACCESS TO THE PARKING SPACE OR INTERFERE WITH THE ACCESS TO THE DEPRESSED CURB OR CURB CUT
O IS REFLECTIVE
O IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY TRAFFIC ACT, ONTARIO REGULATION 581, SECTION 11
O INCLUDES THE WORDING "MAXIMUM FINE $5000" AND "FOR ENFORCEMENT CALL 905-458-3424" ON THE SAME SIGN OR AN ANOTHER SIGN IN CLOSE PROXIMITY TO THE ACCESSIBLE PARKING SIGN

THE ARCHITECTURAL FORM, COLOR, MATERIALS AND ELEVATION DESIGN SHALL BE SYMPATHETIC TO THE SURROUNDING CONTEXT AND THE ARCHITECTURAL CHARACTER OF THE EXISTING NEIGHBORHOOD. EXTERIOR BUILDING MATERIALS SHALL BE OF A HIGH LIFECYCLE AND AESTHETIC QUALITY.

1 SITE PLAN
1 : 200

QUEEN STREET EAST

ATLAS DESIGNS

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE.

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

REV	DESCRIPTION	DATE	BY

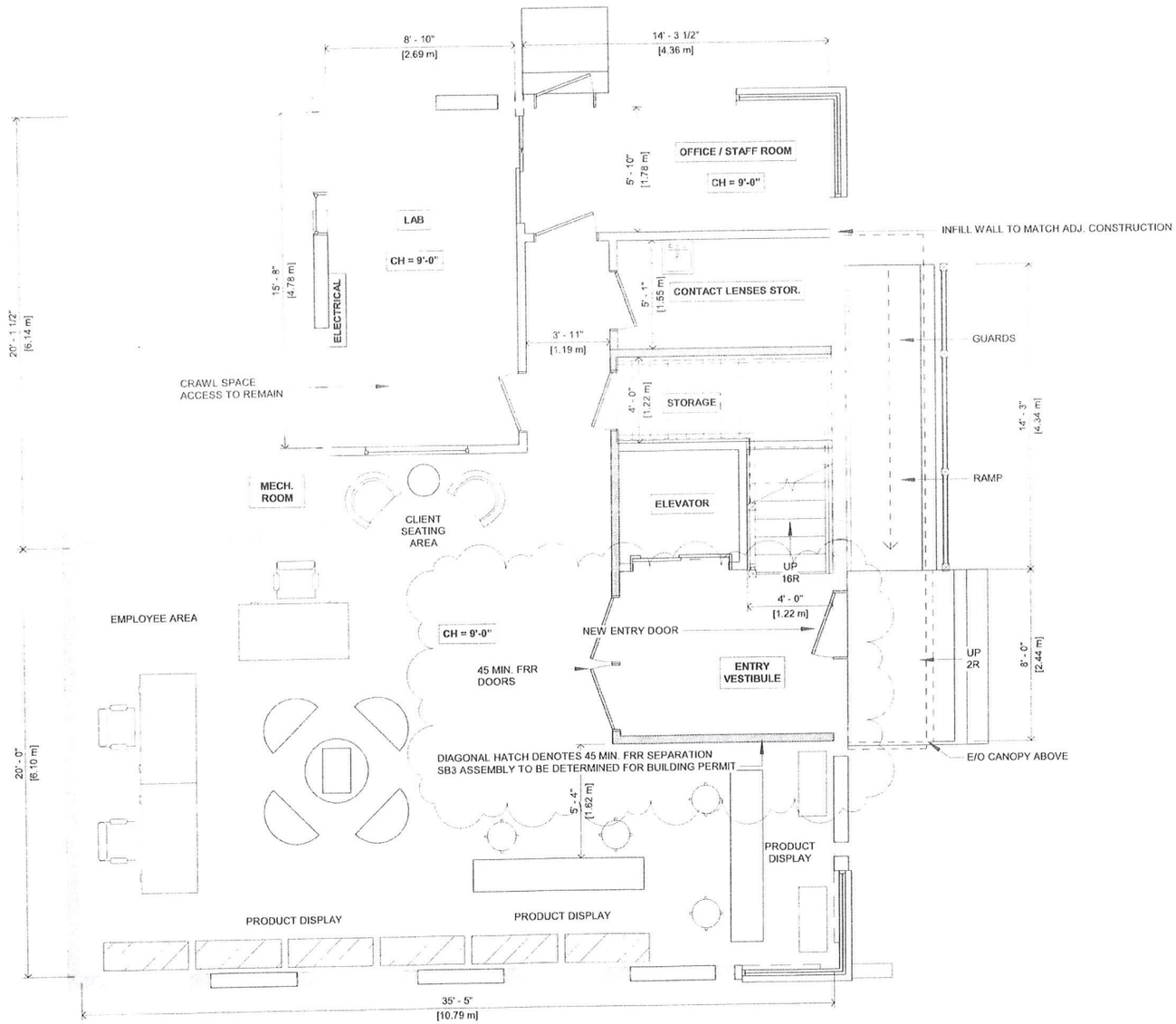
158 QUEEN ST E, BRAMPTON, L6V 1T6

PROPOSED ADDITION

Project No.	24084
Date	2024-10-09
Drawn by	GS
Scale	1 : 200

SITE PLAN

A1.0



1 NEW GROUND FLOOR
3/16" = 1'-0"

ATLAS DESIGNS

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

REV.	DESCRIPTION	DATE	BY

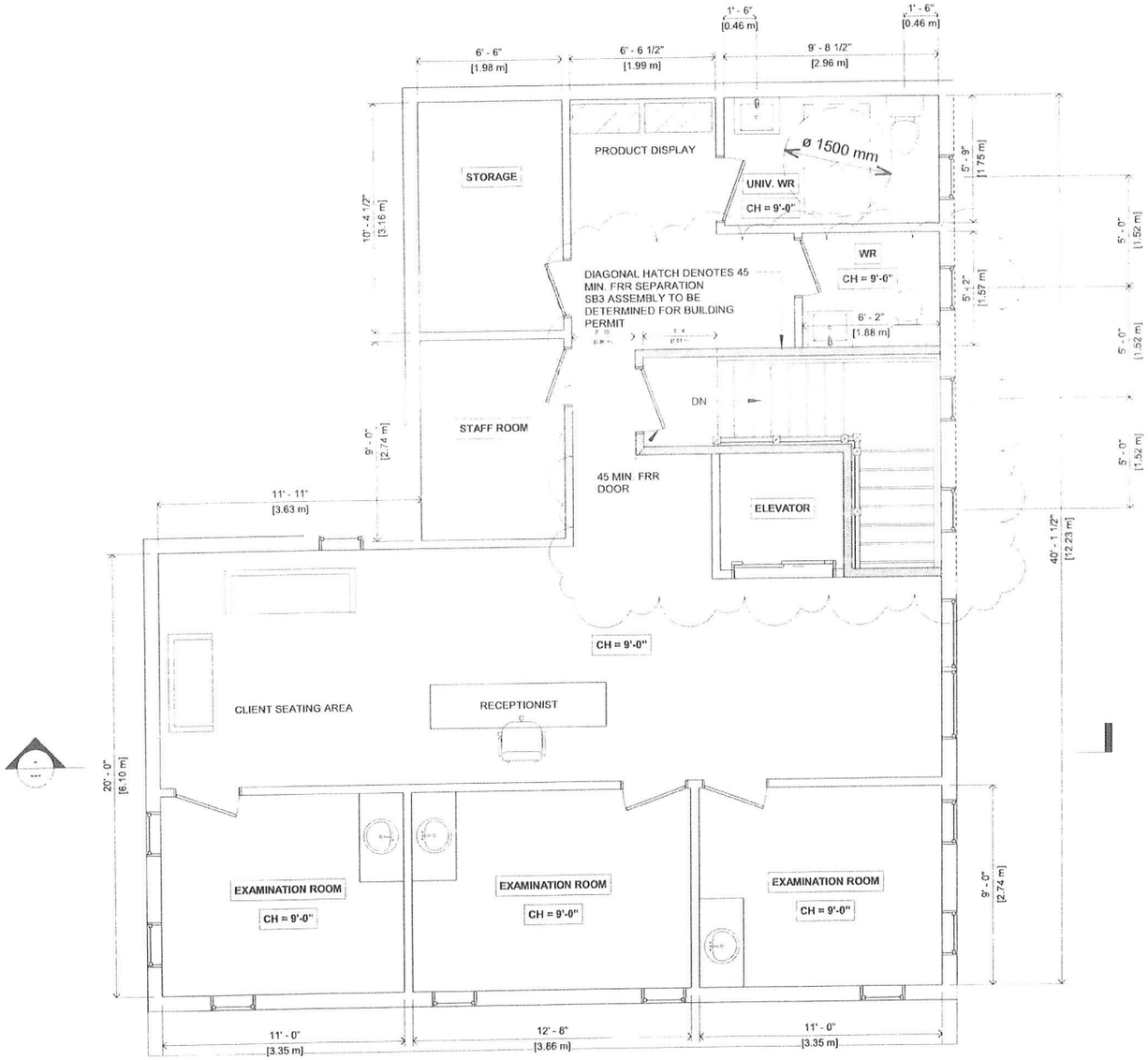
158 QUEEN ST E, BRAMPTON, L6V 1T6

PROPOSED ADDITION

Project No.	24084
Date	2024-10-09
Drawn by	GS
Scale	3/16" = 1'-0"

NEW GROUND FLOOR

A3.0



1 NEW 2ND FLOOR
3/16" = 1'-0"

ATLAS DESIGNS

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE.

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

REV.	DESCRIPTION	DATE	BY

158 QUEEN ST E, BRAMPTON, L6V 1T6

PROPOSED ADDITION

Project No.	24084
Date	2024-10-09
Drawn by	GS
Scale	3/16" = 1'-0"

NEW 2ND FLOOR

A3.1

Zoning Non-compliance Checklist

File No.
A-2025- 0058

Applicant: 1200635 Ontario Ltd.
Address: 158 Queen Street East
Zoning: QMUT
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR	To permit the gross floor area of 240.21 square metres which is 24.4% greater then the existing gross floor area (193.1 square metres) that existed on the date of passing of the by-law amendment.	Whereas the by-law permits the maximum gross floor area to be the existing gross floor area that existed on the date of passing of the By-law amendment, plus 10%	29.3.3 (i)
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT	.		

Rose Bruno
Reviewed by Zoning

June 18, 2025
Date

BRAMPTON

Public Meeting Notice
Committee of Adjustment

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

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**A-2025-0058**
Property Address:	**158 Queen Street East**
Legal Description:	**Plan, Br 5, Part Lot 19, Ward 1**
Agent:	**Ajay Grewal**
Owner(s):	**1200635 Ontario Ltd.**
Other applications: under the *Planning Act*	**nil**
Meeting Date and Time:	**Tuesday, July 29, 2025, at 9:30 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 the gross floor area of 240.21 square metres which is 24.4% greater then the existing gross floor area (193.1 square metres) that existed on the date of passing of the by-law amendment, whereas the by-law permits the maximum gross floor area to be the existing gross floor area that existed on the date of passing of the By-law amendment, plus 10%.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, July 24, 2025.**
- 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 **12:00 pm on Thursday, July 24, 2025,** 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.

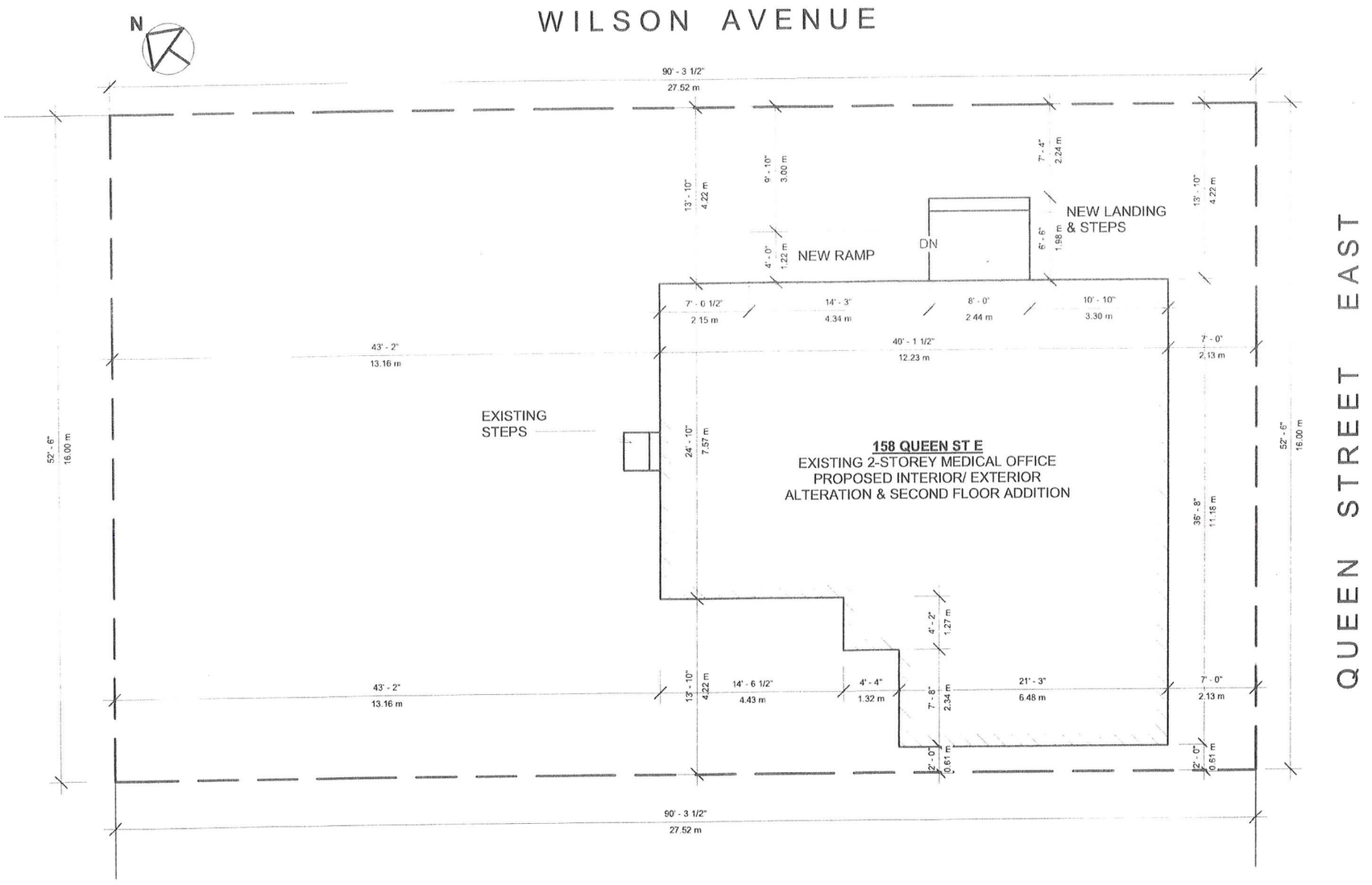
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 14th day of July 2025

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



1 PROPOSED SITE PLAN

1/8" = 1'-0"

HNS Engineering Inc.

NOTES:

DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components. Unless noted otherwise, no provision has been made in the design for conditions occurring during construction.

It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction. All dimensions are given in imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.

ADDRESS:

158 Queen St E
Brampton, ON L6V 1T6

PROJECT:

ADDITION & RENOVATION

PROPOSED SITE PLAN

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

A100c

Scale: 1/8" = 1'-0"

METROLINX

To: Committee of Adjustments City of Brampton
2 Wellington St W, Brampton, ON, L6Y 4R2
CC: coa@bampton.ca

DATE: July 3, 2025

RE: Adjacent Development Review: A-2025-0058
158 Queen Street East, Brampton, ON
Minor Variance

Metrolinx is in receipt of the Minor Variance application for 158 Queen Street East to construct a second storey addition over the existing building footprint, as circulated on June 25th, 2025, and is to be heard at Public Hearing on July 29th, 2025. Metrolinx's comments on the subject application are noted below:

- The subject lands are immediately adjacent to the proposed Metrolinx Queen Street-Highway 7 BRT.

Q7 BRT – ADVISORY COMMENTS

- The **Provincial Policy Statement (PPS)** emphasizes the protection of transit corridors to support future infrastructure and development (PPS Section 3.3). These policies underscore the need to plan for and protect transit rights-of-way (ROW) to accommodate future transit needs.
- Following Q7BRT's inclusion in the Big Move Regional Transportation Plan in 2008, the Province identified Q7BRT as part of the **Next Wave Program of Rapid Transit** projects in 2014, with planning and design funding provided in the 2015 Ontario Budget. The **Queen Street Highway 7 BRT (Q7BRT) Project** is now a priority "In Development" project from **Metrolinx's 2041 Regional Transportation Plan (RTP)**, progressing through early planning and design. The Bus-Only lanes aim to enhance transit service, including the Brampton Transit Zum Service operating on Queen Street West today.
- Upon Board endorsement, Metrolinx will share additional details with the City of Brampton to support ROW protection as new development proposals along the corridor are received. The project's business case is anticipated to be published **following the Board endorsement this year,** however it does not preclude the City of Brampton or other municipalities from taking early steps to protect the ROW. This will further support municipalities to incorporate ROW protection into their planning. A more detailed design and configuration of the Q7BRT will be confirmed if/when a delivery lead brings the project through detailed design and delivery.

Should you have any questions or concerns on the above , please contact jenna.auger@metrolinx.com.

Best Regards,

Jenna Auger
Project Analyst, Adjacent Construction Review (ACR)
Development & Real Estate Management
T: (416)-881-0579
20 Bay Street | Toronto | Ontario | M5J 2W3

Adjacent Construction Review (ACR) was formerly Third-Party Projects Review (TPPR)

Flower City

brampton.ca

Received / Revised

JUN 09 2025

Committeee of Adjustment

FILE NUMBER: A-2022-0268

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)** Mohammed Ilyas
   Address 389 Main Street North, Brampton, ON L6X 3P1
   Phone # 905.598.2930 **Fax #**
   Email ilyas@al-ameenschool.com

2. **Name of Agent** Sami Abu Shanb
   Address 20-3665 Flamewood Dr, Mississauga, ON L4Y 3P5
   Phone # 437.238.4004 **Fax #**
   Email sami@viewportstudio.ca

3. **Nature and extent of relief applied for (variances requested):**
   1. Allowing "Day Nursery/Day Care" use.
   2. Permitting an encroachment on the front setback to 3.5 meters.
   3. Reducing the required landscape area in the front yard to 10%.
   4. Reducing the required number of parking spaces to 54, which is a decrease of no more than 10% of the requirement.
   5. Increasing the maximum permitted height to 12.0 meters.

   "Refer to the site plan drawing."

4. **Why is it not possible to comply with the provisions of the by-law?**
   Variance1: The current zoning regulations do not permit the use of a day nursery. Allowing it in this location is essential to serve families and teachers.
   Variances2, 3, & 4: The lot is subject to a 30-meter rear setback required by CVC, which significantly reduces the developed area and limits design options. Therefore, we propose the following:
   - Encroaching on the front setback to enable a more functional and innovative design solution.
   - Reducing the landscaped area in the front yard to provide a necessary drop-off area.
   - Decreasing the required number of parking spaces to allow for additional landscaping in the parking areas.

   Variance5: Increasing the maximum allowed building height will ensure adequate headroom for the gym.

5. **Legal Description of the subject land:**
   Lot Number 5
   Plan Number/Concession Number CON.5 W.H.S.
   Municipal Address 2257 & 2267 Embleton Rd. Brampton, ON L6Y 0G2

6. **Dimension of subject land (in metric units)**
   Frontage 102.55m
   Depth 166.39m
   Area 12,055.39 m²

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.)**

2267 Embleton Rd - Single family house, building area:270m² , GFA :220m², 2 storeys
- Shad building area:270m²7.75m² , 1storey

2257 Embleton Rd - Single family house, building area 268m², GFA: 210m², 1 storey
-Storage / Barn, building area:240m²,1 storey
- Shad, building area 12m², 1 storey
- Shad, building area 13m², 1 storey

Note: all structures in both properties to be demolished.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Private school for students from per-school to grade 12 (day nursery is included), building area: 2,764m², gross floor area: 4,723m² , 2-storey.

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	
Rear yard setback	
Side yard setback	
Side yard setback	

PROPOSED

Front yard setback	12.00m
Rear yard setback	79.29m
Side yard setback	7.50m
Side yard setback	14.26m

10. **Date of Acquisition of subject land:** 2267 Embleton Rd: Jan /2018; 2257 Embleton Rd: April/2021

11. **Existing uses of subject property:** Residential

12. **Proposed uses of subject property:** Private school and day nursery.

13. **Existing uses of abutting properties:** Residential, Farm, Other use (refer to attached site plan)

14. **Date of construction of all buildings & structures on subject land:** 2267 Embleton Rd: 1908; 2257 Embleton Rd: 1959

15. **Length of time the existing uses of the subject property have been continued:** 2267 Embleton Rd: 114 Years; 2257 Embleton Rd: 63 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	☐	
Ditches	☐	**Other (specify)**
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 #** SPA-2023-0064 **Status** Under Reviewing

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 _____ OF _____

THIS _____ DAY OF _____, **20**____.

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, _____, OF THE _____ OF _____

IN THE _____ OF _____ 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

_____ OF _____

IN THE _____ OF

_____ THIS _____ DAY OF

_____, **20**____.

_____
A Commissioner etc.

_____
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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 _____

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

LOCATION OF THE SUBJECT LAND: 2257 & 2267Embleton Rd. Brampton, ON L6Y 0G2

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

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

Sami Abu Shanb
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 8 th day of June , **20**25

(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

LOCATION OF THE SUBJECT LAND: 2257 & 2267 Embleton Rd. Brampton, ON L6Y 0G2

I/We, Mohammed Ilyas
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 8 th day of June , 2025

(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

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

MAY/20/2025

AL-AMEEN
ELEMENTARY SCHOOL

DESIGNER

VIEWPORT

ARCHITECT:

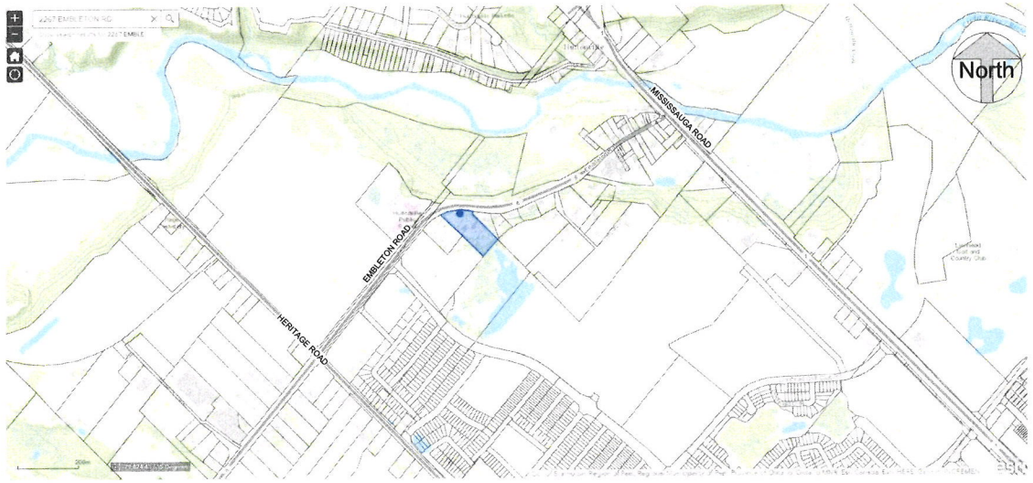
Retouche
Architecture & Design

Received / Revised

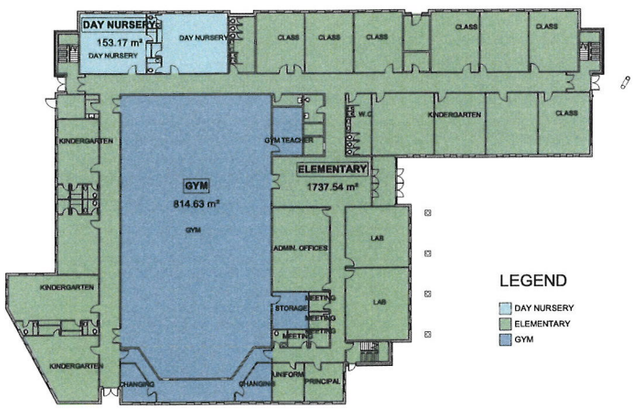
JUN 09 2025

Committeee of Adjustment

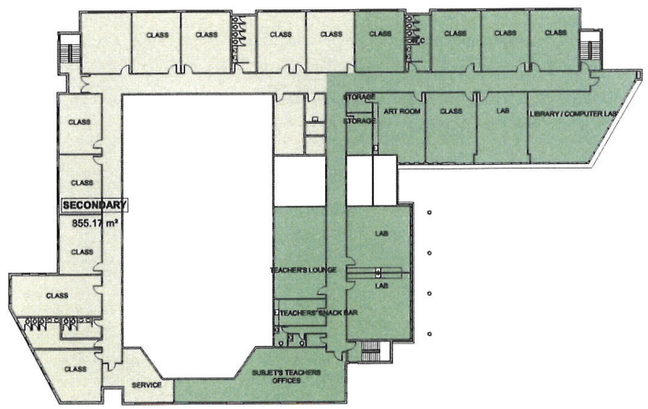
2025-06-09 10:10:20 AM



MAP
1 : 50



1 LEVEL 01(GROUND)
1 : 300



2 LEVEL 02 (2ND)
1 : 300

AREA SCHEDULE	
CATEGOY	AREA
DAY NURSERY	153.17 m²
ELEMENTARY	2879.66 m²
GYM	814.63 m²
SECONDARY	855.17 m²

GROSS FLOOR AREA	
Name	Area
GROUND GFA	2702.88 m²
2ND GFA	2019.97 m²
GFA	4722.84 m²
BUILDING AREA	2763.85 m²

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

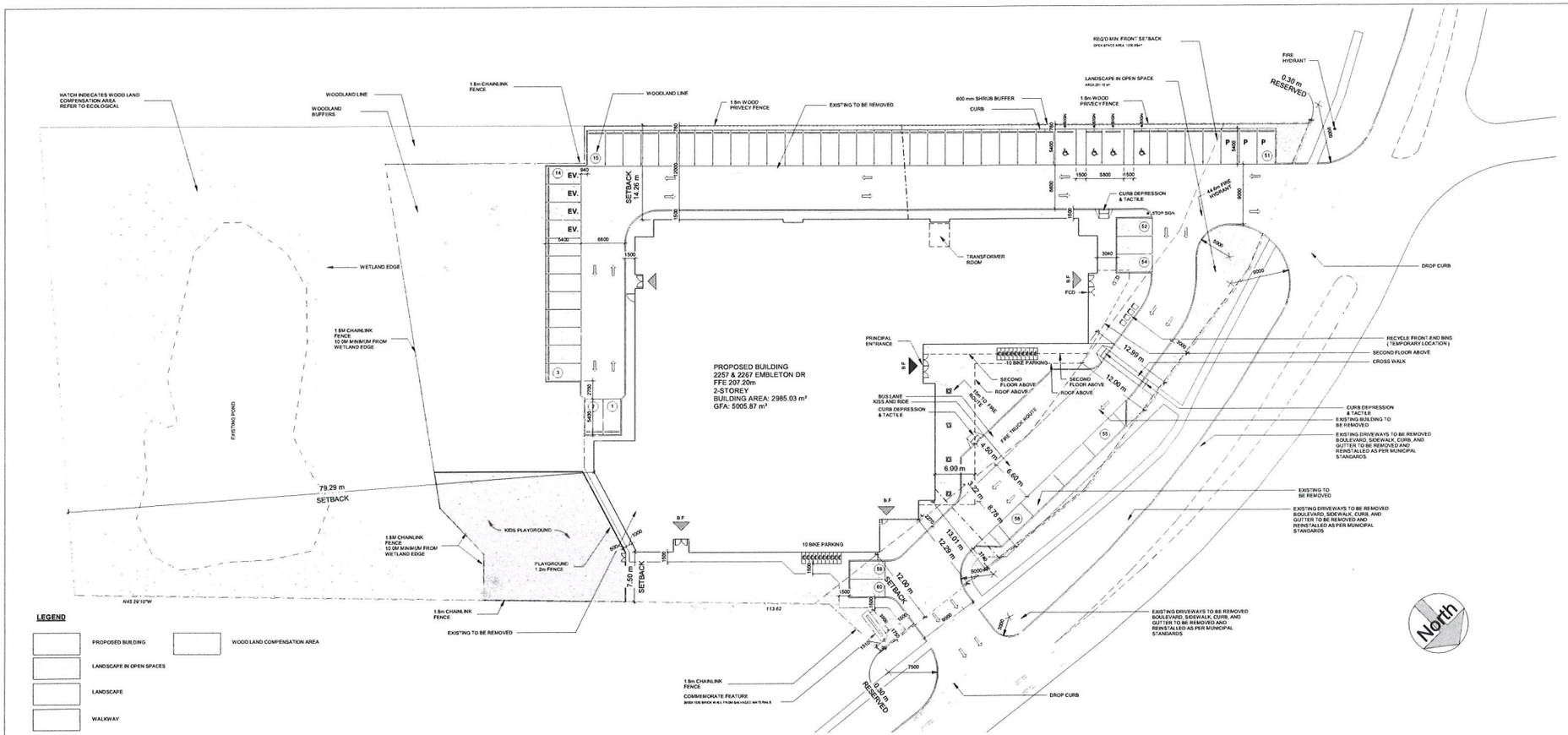
PROJECT INFORMATION

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK

A-001

Scale: As indicated

2025-05-08 10:10:23 AM



LEGEND

- PROPOSED BUILDING
- WOOD LAND COMPENSATION AREA
- LANDSCAPE IN OPEN SPACES
- LANDSCAPE
- WALKWAY
- OUTDOOR PLAYGROUND
- 0.3m RESERVED AREA CITY'S LEGAL SERVICES DIVISION
- PROPERTY LINE
- EXISTING BUILDINGS (TO REMOVE)
- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCE
- B.F BARRIER FREE ENTRANCE

KEY PALN

MAJOR OCCUPANCY CLASSIFICATION (OBC) : 3.2.2.23. Group A, Division 2, Any Height, Any Area, Sprinklered
TOTAL COUNT OF STUDENT AND STAFF : 500

GROSS FLOOR AREA

Name	Area
GROUND GFA	2702.88 m²
2ND GFA	2019.97 m²
GFA	4722.84 m²
BUILDING AREA	2763.85 m²

REQUIRED PARKING (TABLE 20.3.1)

CATEGOY	AREA	REQ'D BY-LAW	REQ'D NO. OF CAR PARKING	NOTE
DAY NURSERY	153.17 m²	1 FOR EACH EMPLOYEE +1@10 CHILDREN	7	
ELEMENTARY	2879.66 m²	1@100m²	28.8	
GYM	814.63 m²	25% 1.5@100m² and 75% 1@100m²	9.2	25% AS SECONDARY 75% AS ELEMENTARY
SECONDARY	855.17 m²	1.5@100m²	12.8	
		TOTAL REQUIRED	57.8	
		TOTAL PROVIDED	60	

ACCESSIBLE PARKING	
REQUIRED	PROVIDED
1 TYPE A + 2 TYPE B	2 TYPE A + 2 TYPE B

FUTURE ELECTRICAL PARKING SPACES	
REQUIRED	PROVIDED
---	4

BICYCLE RACKING SPACES	
REQUIRED	PROVIDED
---	20

CARPOOL PARINGS	3
ELECTRICAL VEHICLE PARKINGS	4

SITE STATISTICS

BY-LAW (204-2010)(253-2021)

DESCRIPTION	REQ'D BY-LAW	PROVIDED	MINOR VARIANCE
LOT WIDTH	---	65.3m	
LOT FRONTAGE	---	104.54m	
LOT DEPTH	---	191.48m	
ZONE	RHm1	SCHOOL, DAY NURSERY	
MINIMUM LOT AREA	0.4 HECTARES	1.21 HECTARES 12055.39 m²	
MINIMUM LOT WIDTH	45m	72.37m	
MINIMUM LOT DEPTH	N/REQ'D	---	
MINIMUM FRONT YARD DEPTH	12.00m	12.00m	
MINIMUM INTERIOR SIDEYARD WIDTH	7.50m	E: 7.50m W:14.26m	
MINIMUM REAR YARD DEPTH	15.00m	79.29	
PERMITTED FRONT YARD ENCROACHMENT	1.80m	3.22m	NEEDED
MAXIMUM BUILDING HEIGHT	10.6m	11.47m	NEEDED
MAXIMUM LOT COVERAGE	N/REQ'D	22.9%	
MINIMUM LANDSCAPE OPEN SPACES (SEE BELOW)	70% OF FRONT YARD	19.2% OF FRONT YARD	NEEDED
MINIMUM GROUND FLOOR AREA OF MAIN BUILDING	115.00m²	2702.88m²	
FLOOR SPACE INDEX		0.42	

LANDSCAPE AREA

OPEN SPACES AREA (FRONT YARD)	1200.95m²
LANDSCAPE OPEN SPACES	231.15m²

AVERAGE GRADE CALCULATION = AVERAGE OF (206.62 206.90 206.9 206.45 206.38 206.23 206.17 206.58) = **206.53**
REFEREE TO SURVEY

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SITE PLAN

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK

A-003

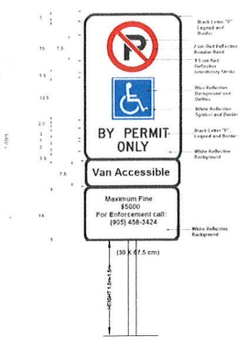
Scale: As indicated

2025-06-06 10:10:27 AM

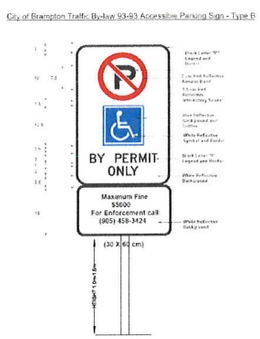
City of Brampton Traffic By-law 93-93 Accessible Parking Sign

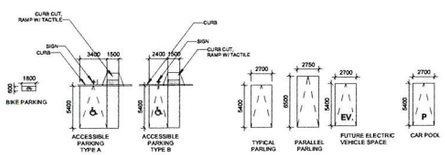
Type A – Van Accessible

City of Brampton Pavement Marking



City of Brampton Traffic By-law 93-93 Accessible Parking Sign - Type B





Accessible Parking Sign

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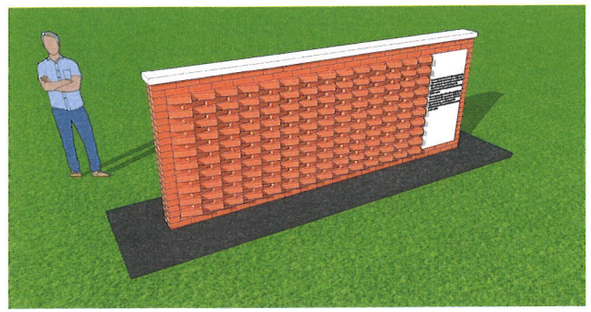

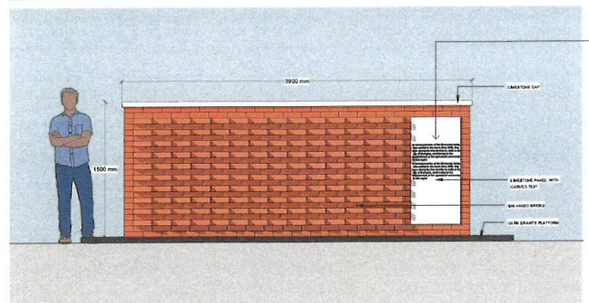

IN MEMORY OF

CAHRLES KIRT

This commemorative wall has been built to honour the Charles Kirk family, who made this land their home and wove their hard work into the fabric of the community. Charles Kirk and his family, known for their tireless dedication, worked to help the community by clearing lands, milling lumber, and harvesting crops. The house was built in 1912, and for 18 years the family shared life, love, and labour until Charles Kirk's passing in 1930. The house was taken down in 2026 to make way for Al-Ameen School, and these salvaged bricks preserve the heart of their story. This wall stands as a testament to the Kirk family's legacy, ensuring that their spirit continues to live on in the community they helped build.

COMMEMORIAL FEATURE

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

VIEWPORT

ARCHITECT

Retouche Architecture & Design

SEAL

No.	Description	Date
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SIGNS / PARKING

Project number	20-20
Date	MAY/20/2025
Drawn by	Author
Checked by	Checker

A-004

Scale 1 : 300

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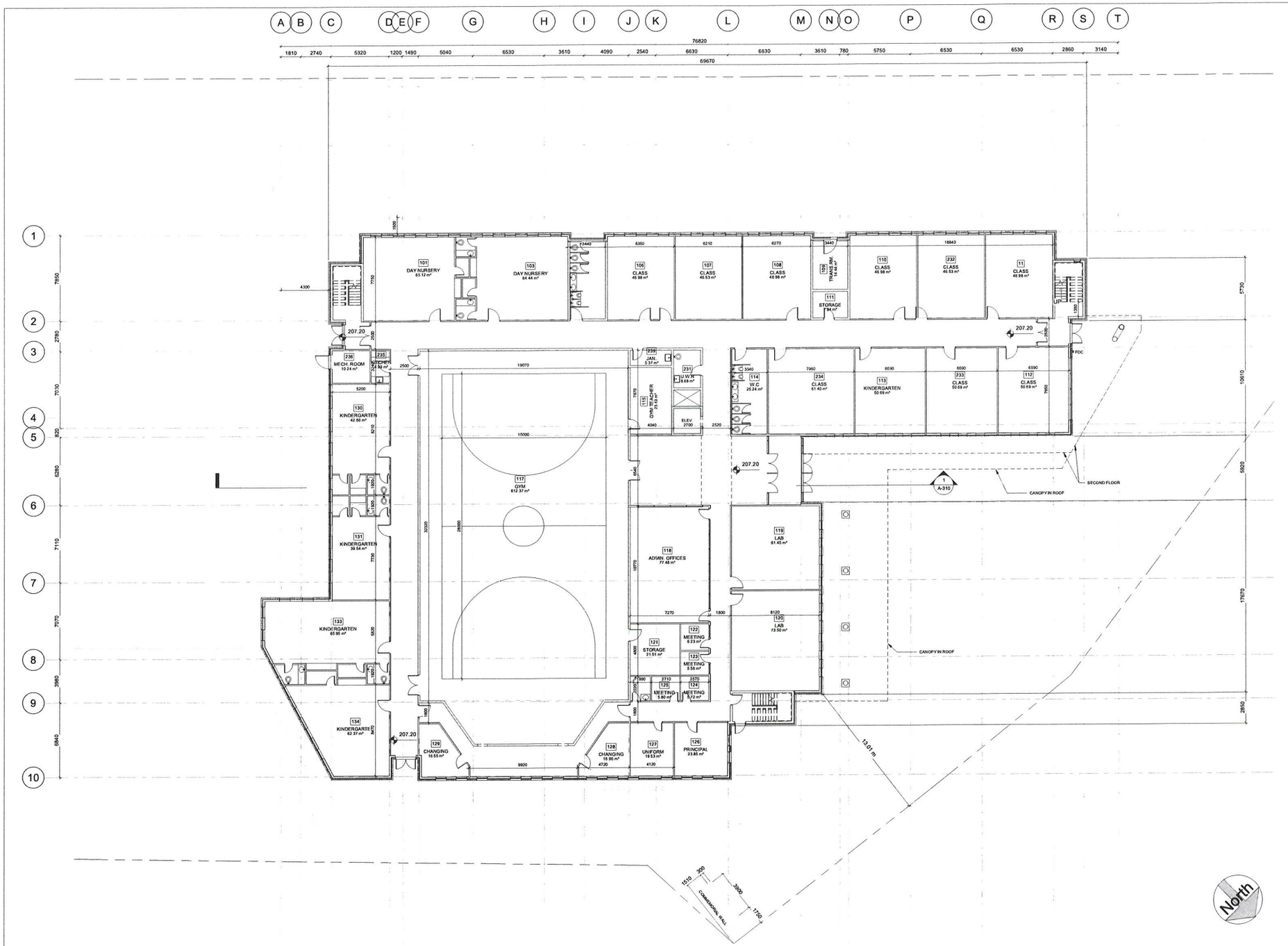

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

GROUND FLOOR

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK

A-200

Scale 1 : 150

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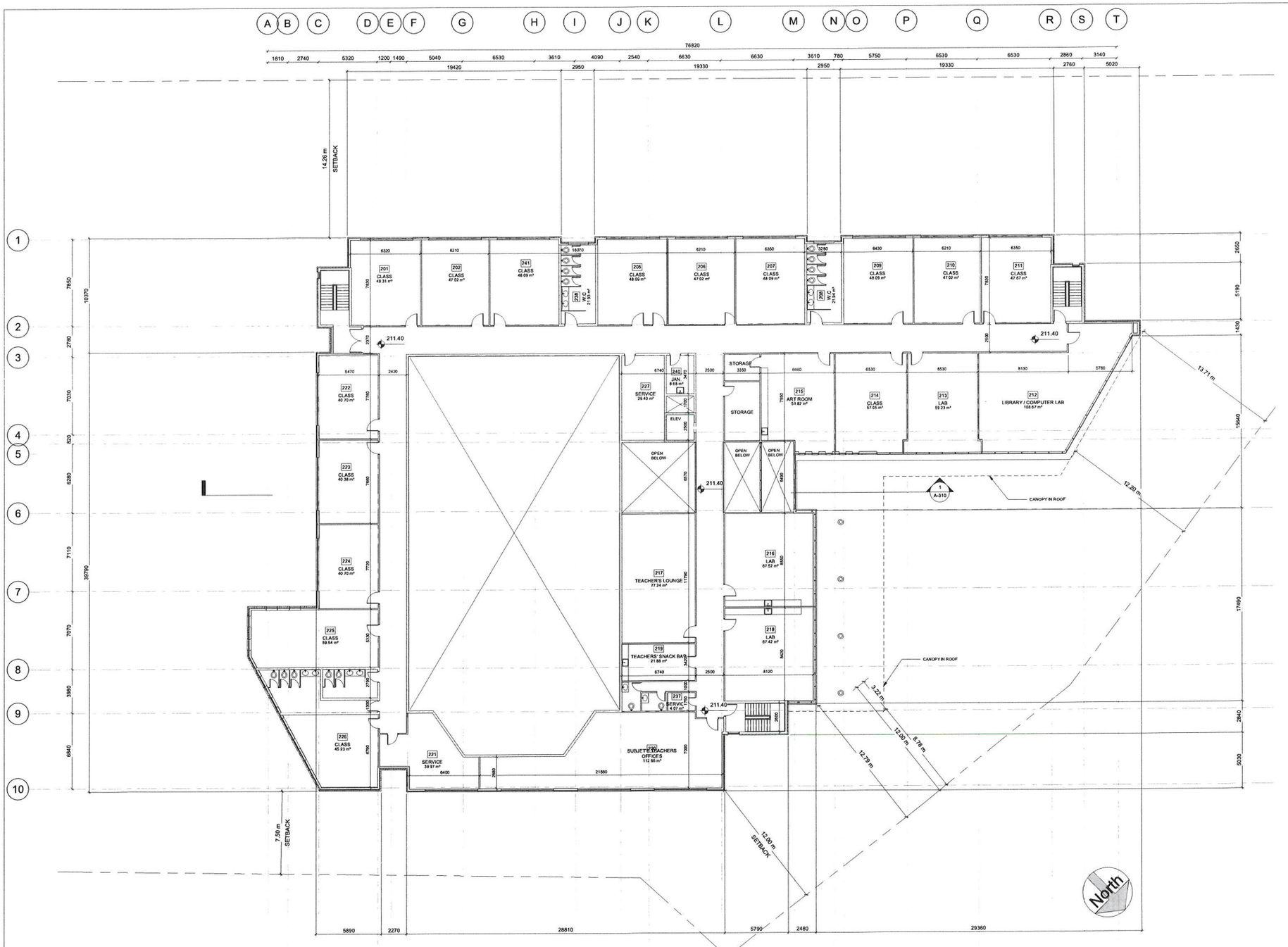

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SECOND FLOOR

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK

A-201

Scale 1 : 150

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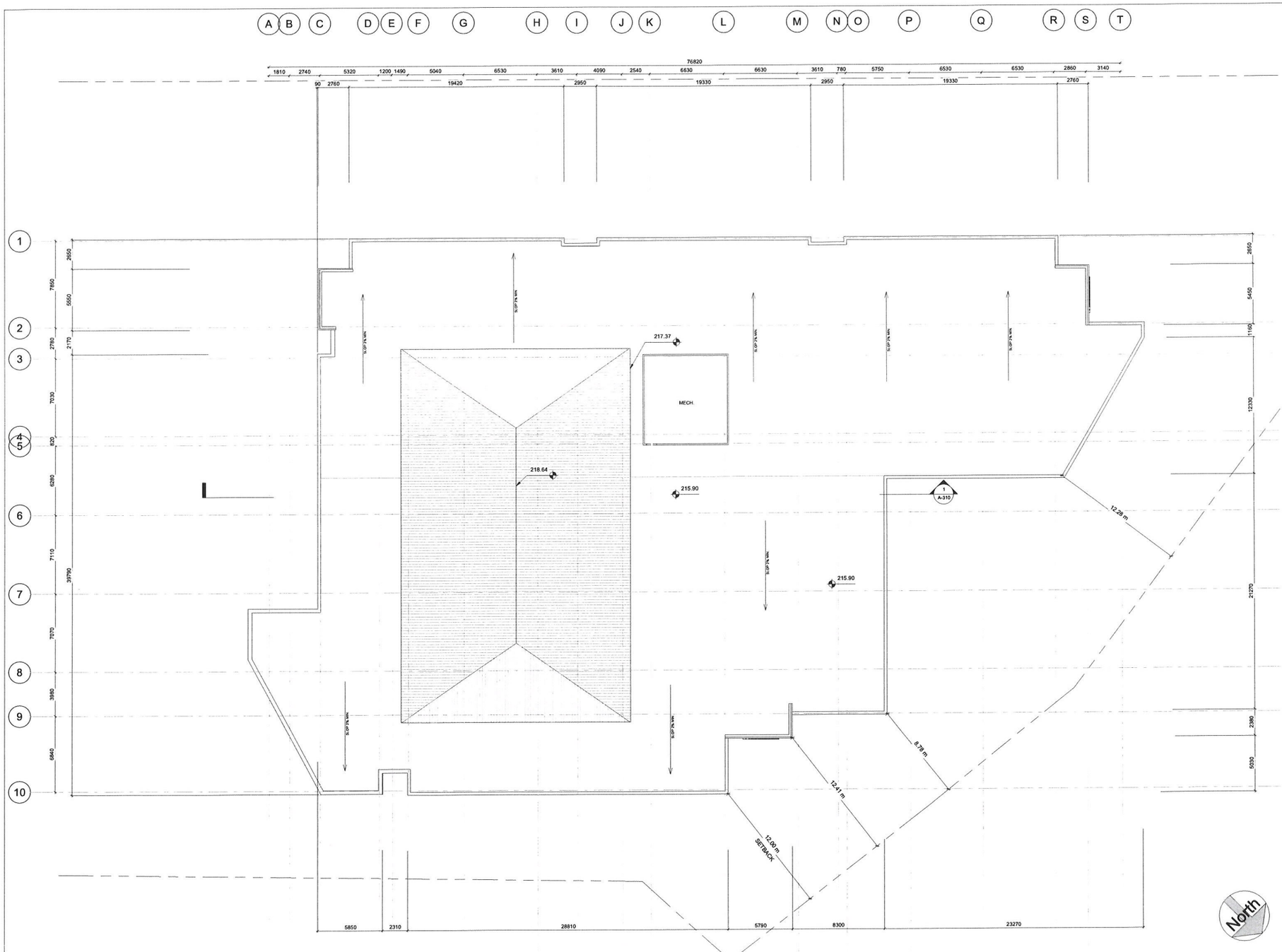

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ROOF

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK
Scale	1 : 150

A-202

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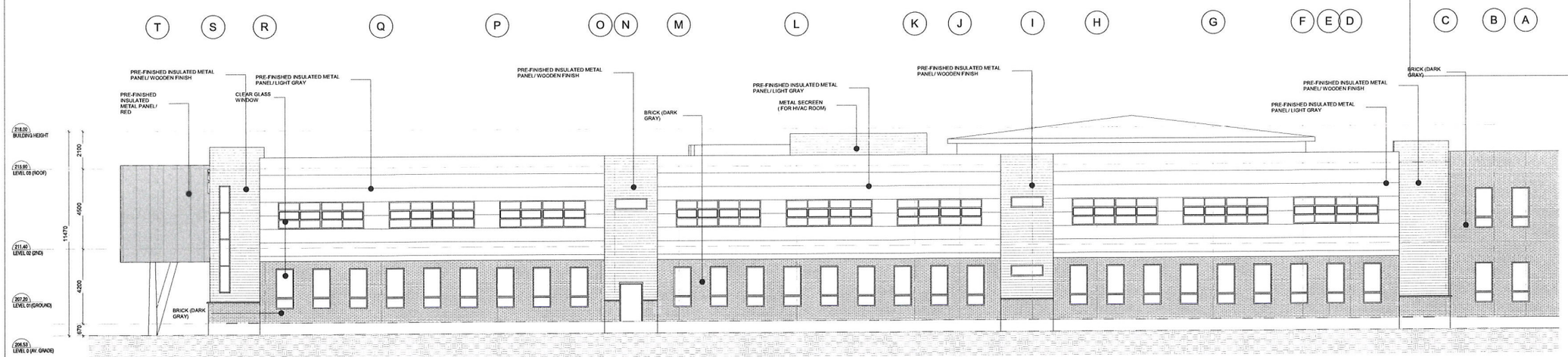
AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche Architecture & Design

SEAL



2 WEST ELEVATION
1 : 100

1 NORTH ELEVATION
1 : 100

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ELEVATIONS

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK

A-301

Scale 1 : 100

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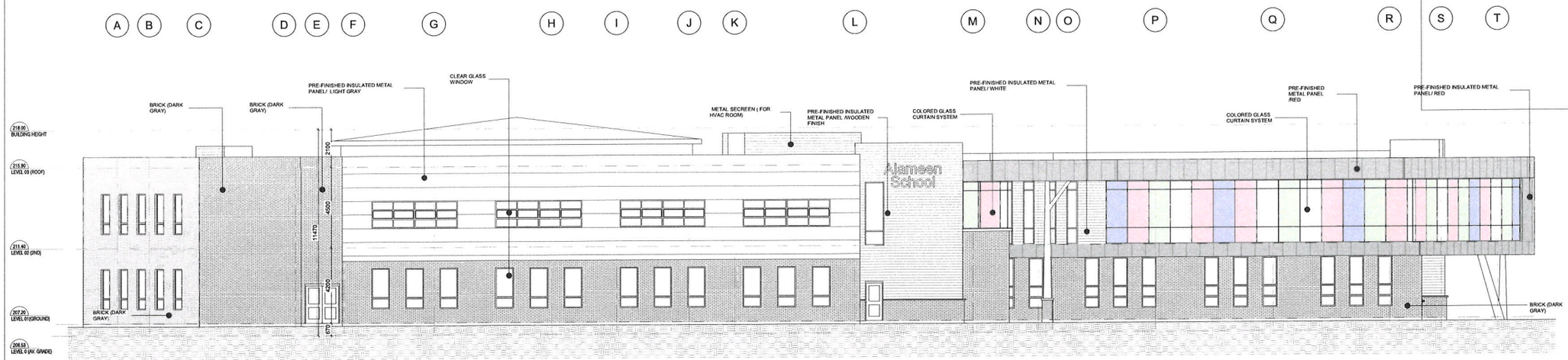
AL-AMEEN ELEMENTARY SCHOOL

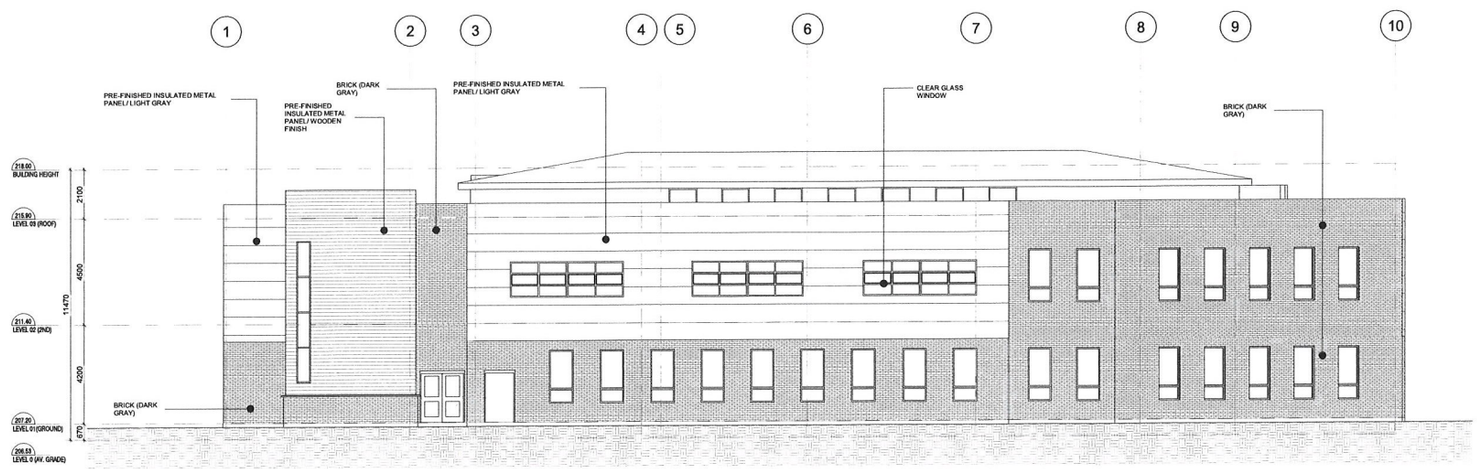
DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL



1 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ELEVATIONS

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK

A-303

Scale 1 : 100

2025-06-08 10:11:05 AM

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
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AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

PERSPECTIVES

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK

A-304

Scale

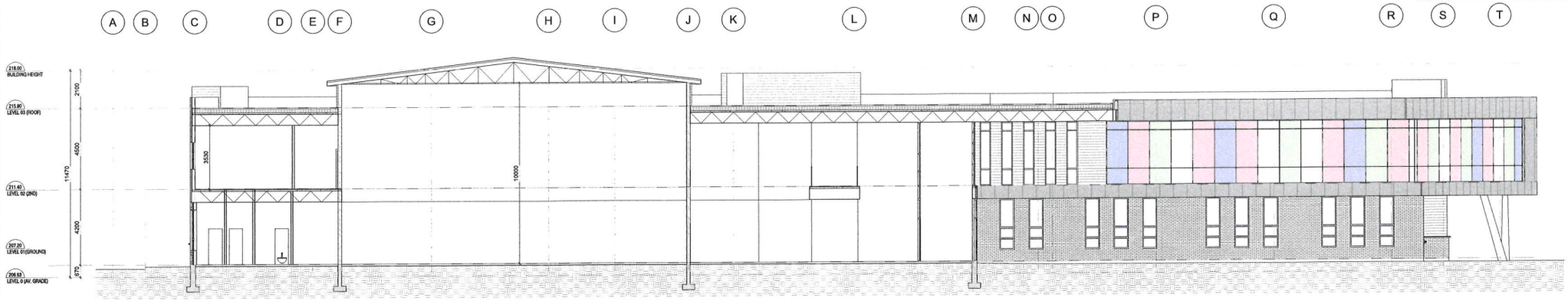
2025-06-06 10:11:08 AM

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL



1 **SECTION 1**
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No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SECTION

Project number	20-20
Date	MAY/20/2025
Drawn by	SA
Checked by	LK

A-310

Scale 1 : 100

2025-06-06 10:11:09 AM

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

JUN/30/2025

AL-AMEEN
ELEMENTARY SCHOOL

DESIGNER

VIEWPORT

ARCHITECT:

Retouche
Architecture & Design

Received / Revised

JUN 09 2025

Committeee of Adjustment

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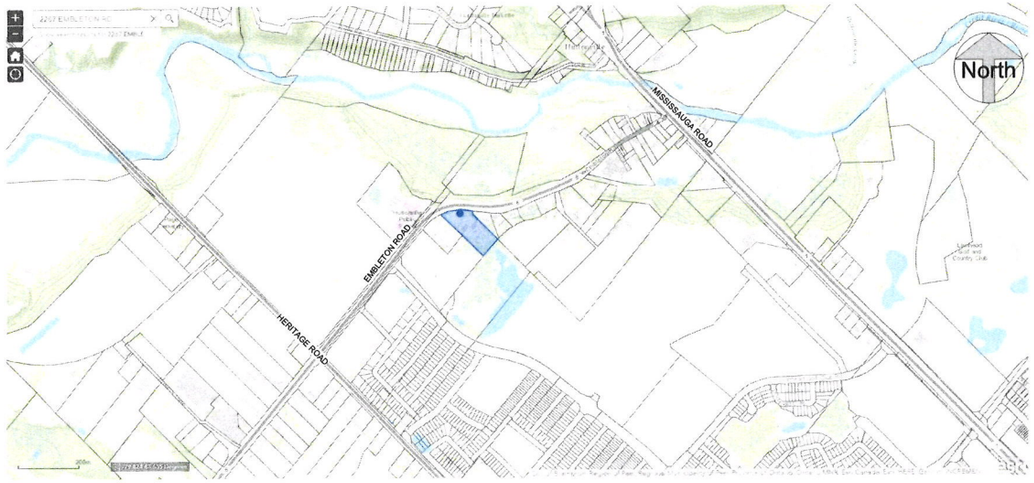

MAP
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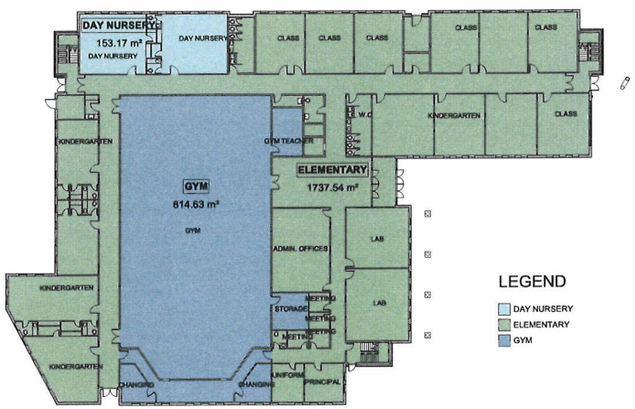
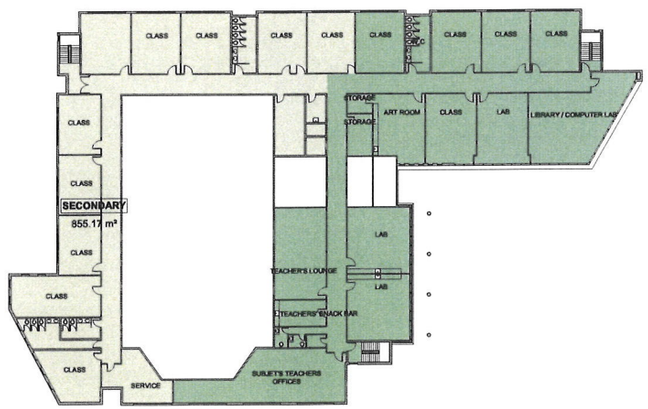


1 LEVEL 01(GROUND)
1 : 300



2 LEVEL 02 (2ND)
1 : 300

AREA SCHEDULE	
CATEGOY	AREA
DAY NURSERY	153.17 m²
ELEMENTARY	2879.66 m²
GYM	814.63 m²
SECONDARY	855.17 m²

GROSS FLOOR AREA	
Name	Area
GROUND GFA	2702.88 m²
2ND GFA	2019.97 m²
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AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche Architecture & Design

SEAL

No.	Description	Date
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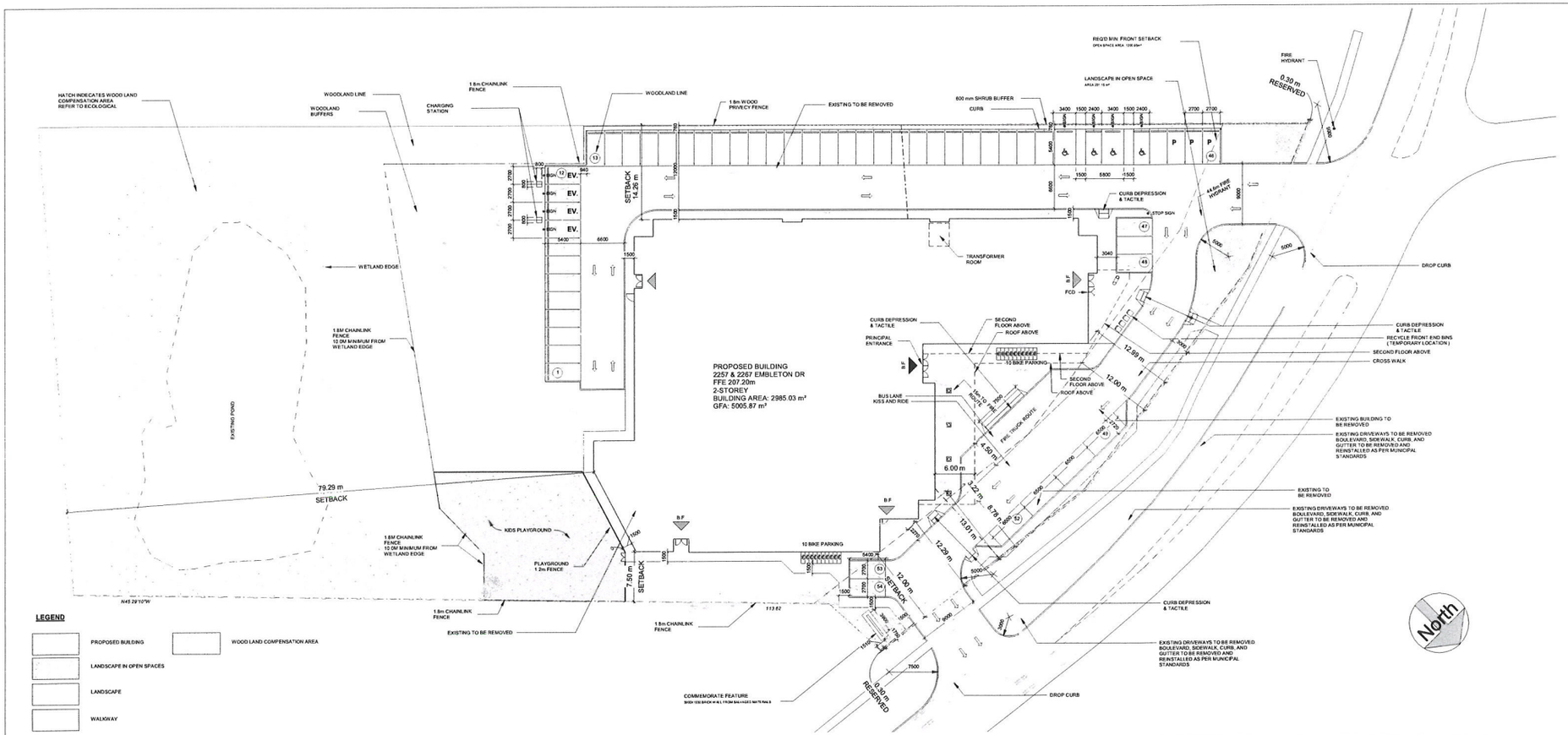
AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

PROJECT INFORMATION

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK
Scale	As indicated

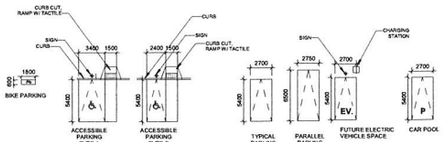
A-001

2025-06-29 10:43:26 PM



LEGEND

- PROPOSED BUILDING
- LANDSCAPE IN OPEN SPACES
- LANDSCAPE
- WALKWAY
- OUTDOOR PLAYGROUND
- 0.3m RESERVED AREA CITY'S LEGAL SERVICES DIVISION
- PROPERTY LINE
- EXISTING BUILDINGS (TO REMOVE)
- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCE
- BARRIER FREE ENTRANCE
- WOOD LAND COMPENSATION AREA



KEY PALN

GROSS FLOOR AREA	
Name	Area
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2ND GFA	2019.97 m²
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BUILDING AREA	2763.85 m²

MAJOR OCCUPANCY CLASSIFICATION (OBC) : 3.2.2.23. Group A, Division 2, Any Height, Any Area, Sprinklered
TOTAL COUNT OF STUDENT AND STAFF : 500

REQUIRED PARKING (TABLE 20.3.1)				
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		TOTAL PROVIDED	54	

ACCESSIBLE PARKING	
REQUIRED	PROVIDED
1 TYPE A + 2 TYPE B	2 TYPE A + 2 TYPE B

CARPOOL PARINGS	3
ELECTRICAL VEHICLE PARKINGS	4

FUTURE ELECTRICAL PARKING SPACES	
REQUIRED	PROVIDED
---	4

BICYCLE RACKING SPACES	
REQUIRED	PROVIDED
---	20

SITE STATISTICS			
BY-LAW (204-2010)(253-2021)			
DESCRIPTION	REQ'D BY-LAW	PROVIDED	MINOR VARIANCE
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MINIMUM LOT WIDTH	45m	72.37m	
MINIMUM LOT DEPTH	N/REQ'D	---	
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FLOOR SPACE INDEX		0.42	

LANDSCAPE AREA	
OPEN SPACES AREA (FRONT YARD)	1200.95m²
LANDSCAPE OPEN SPACES	231.15m²

ESTABLISHED GRADE CALCULATION = AVERAGE OF (206.62 206.90 206.9 206.45 206.38 206.23 206.17 206.58) = **206.53**
REFEREE TO SURVEY

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche Architecture & Design

SEAL

No.	Description	Date
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4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SITE PLAN

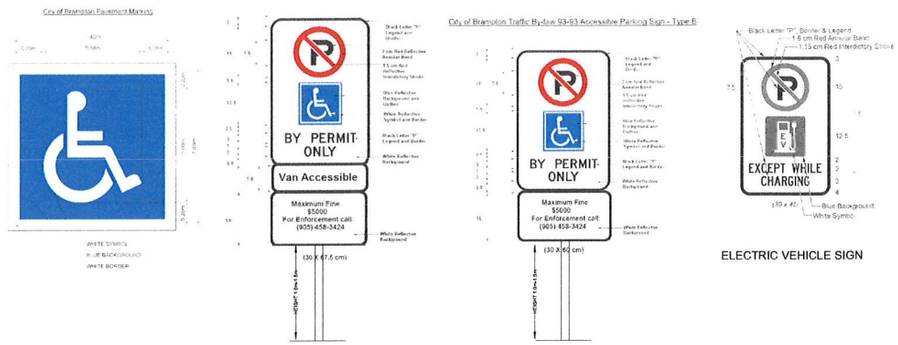
Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK
Scale	As indicated

A-003

2025-06-29 10:43:30 PM

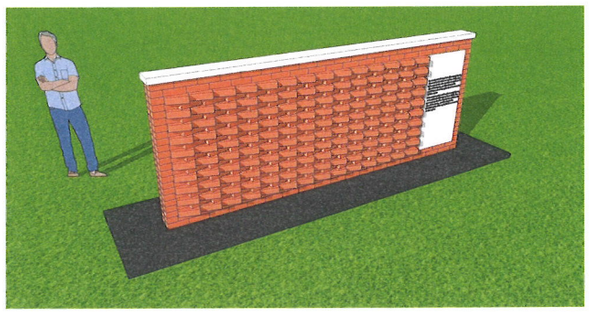
City of Brampton Traffic By-law 93-93 Accessible Parking Sign

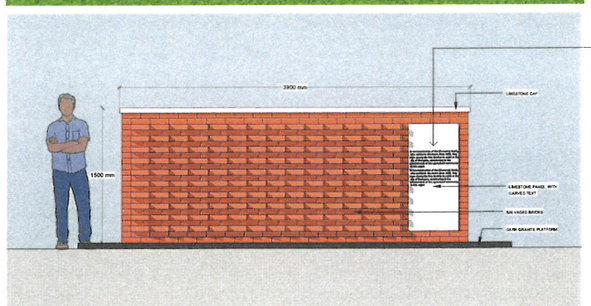
Type A - Van Accessible



Parking Sign
1 : 300

ELECTRIC VEHICLE SIGN





IN MEMORY OF
CAHRLES KIRT

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COMMEMORIAL FEATURE

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche Architecture & Design

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No.	Description	Date
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3	Issued for SPA 2	Oct/01/24

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SIGNS

Project number	20-20
Date	JUN/30/2025
Drawn by	Author
Checked by	Checker

A-004

Scale 1 : 300

2025-06-29 10:43:34 PM

2025-06-29 10:43:49 PM

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER NEWPORT

ARCHITECT Retouche Architecture & Design

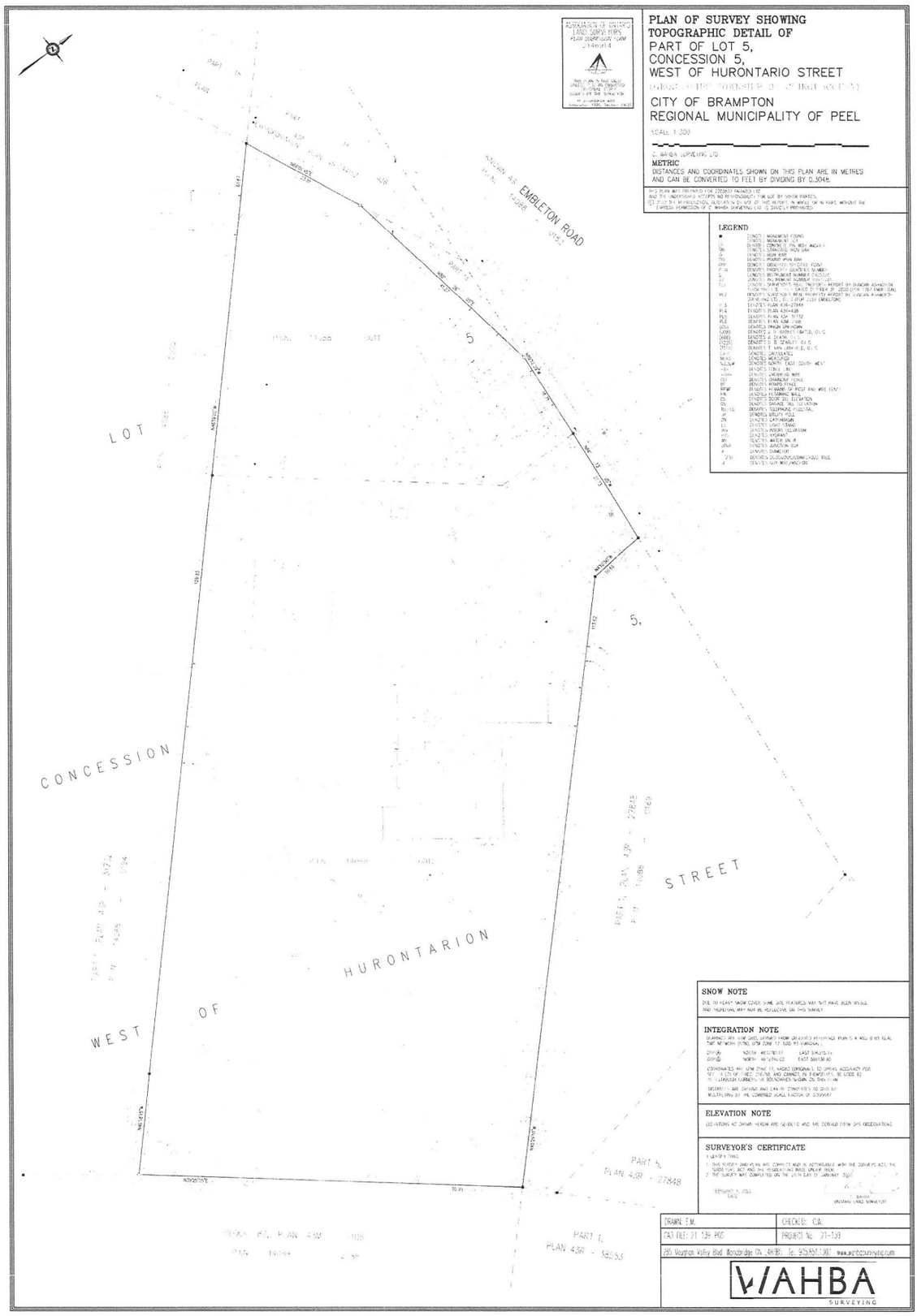
SEAL

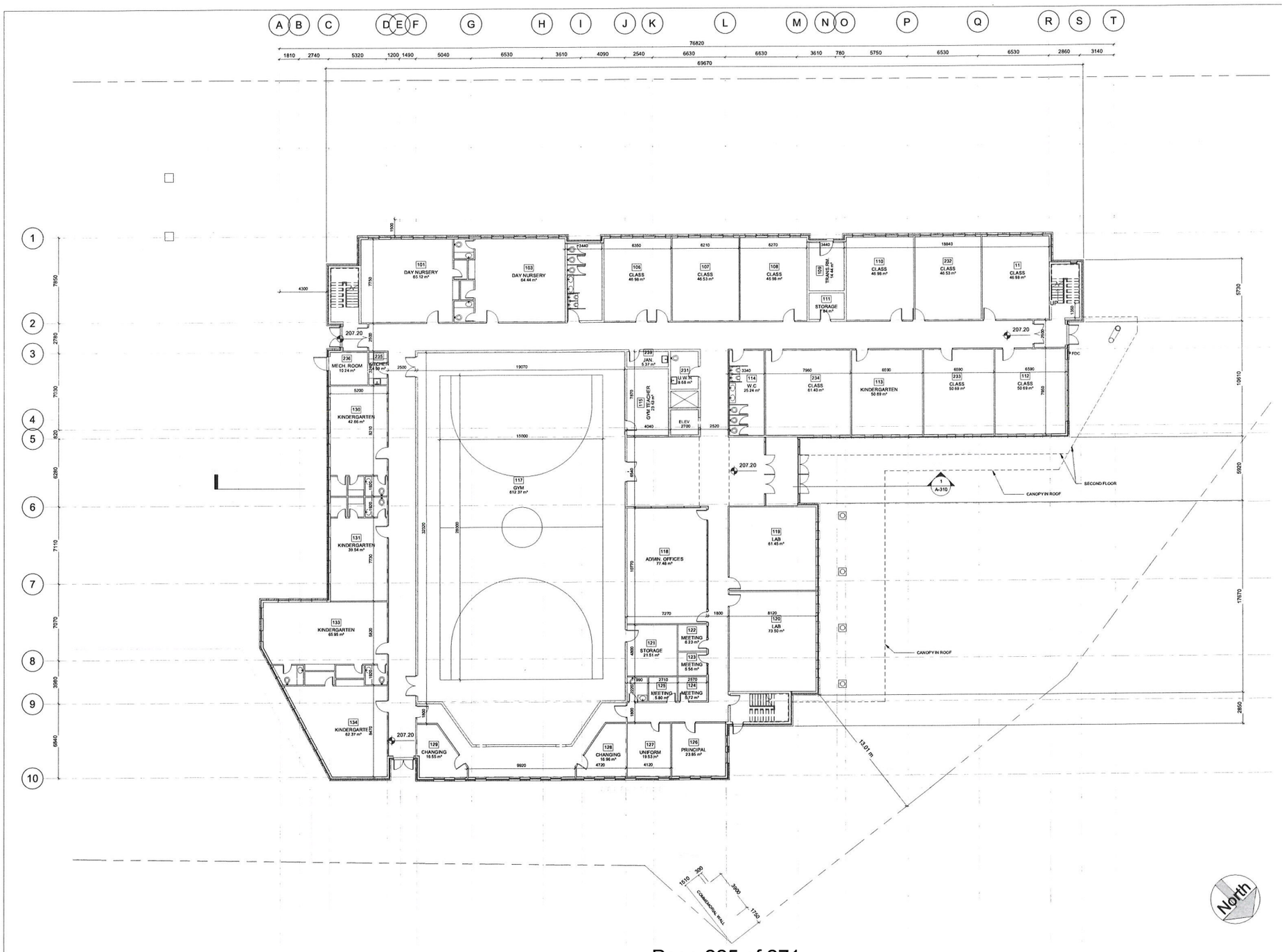
No.	Description	Date
1	Issued for CDM 0	March/2023
2	Issued for SPA 1	April/2024

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SURVEY

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK
Scale	A-005





AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

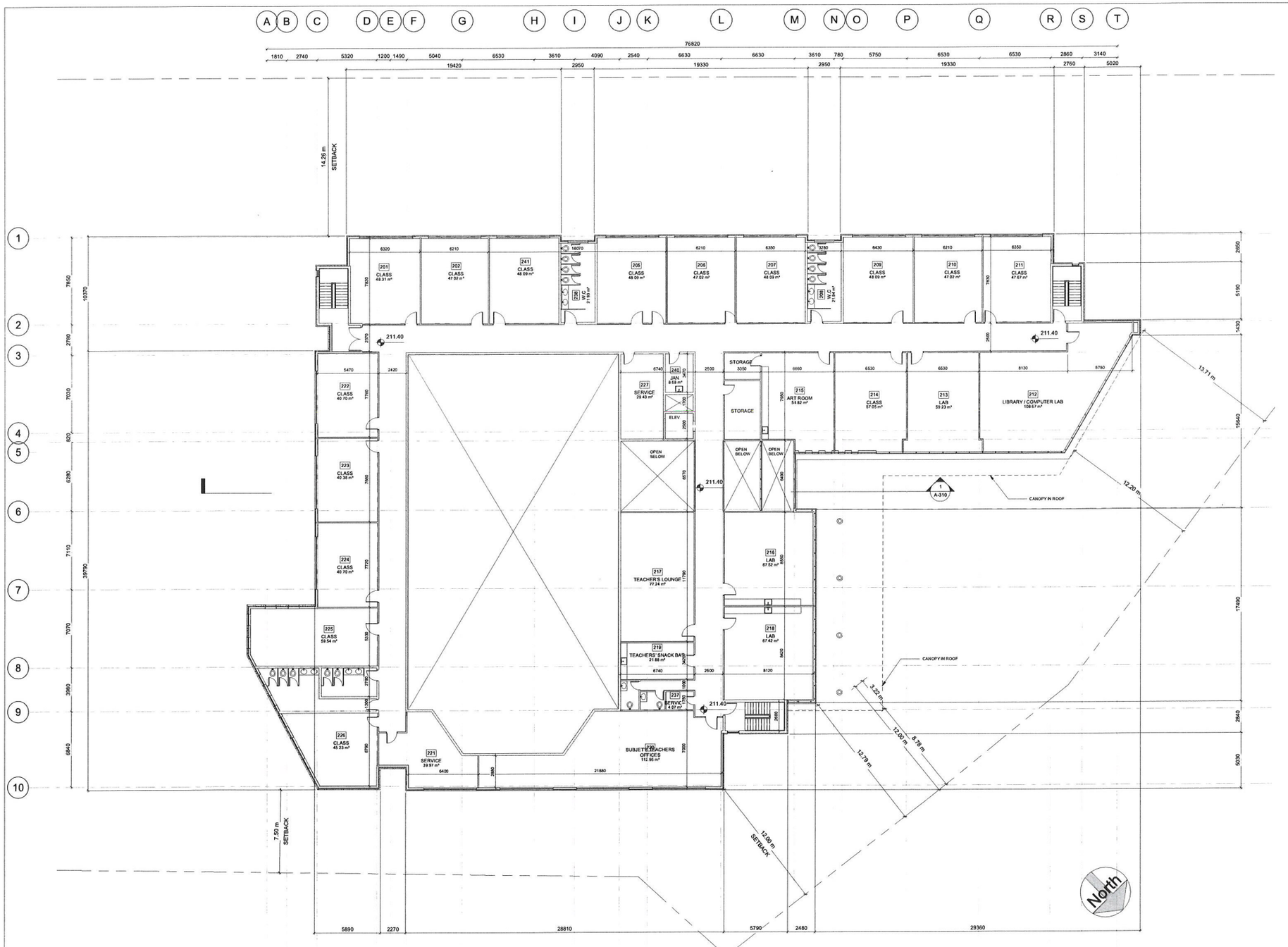
GROUND FLOOR

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK

A-200

Scale 1 : 150

2025-06-29 10:44:01 PM



AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SECOND FLOOR

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK

A-201

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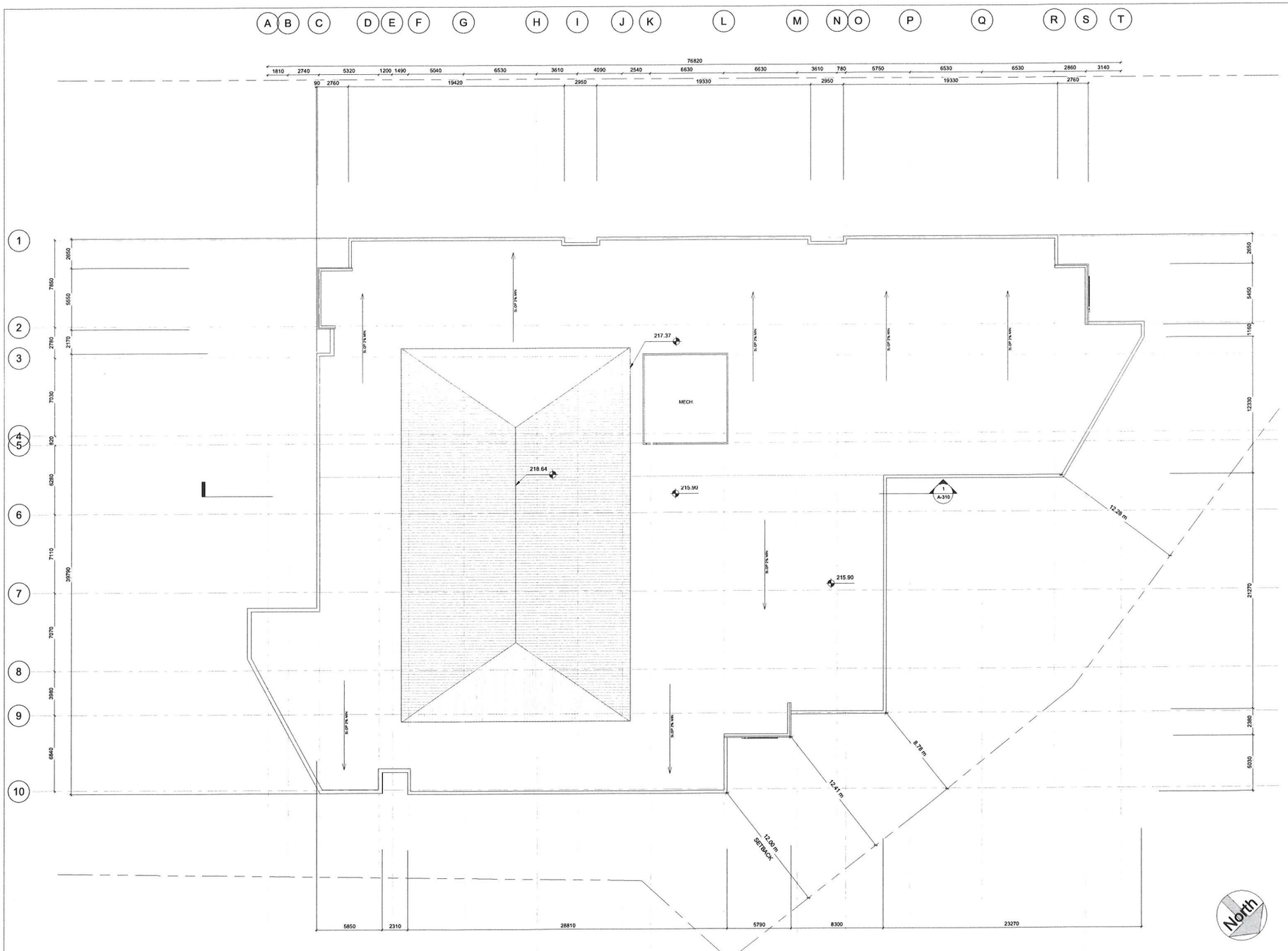


AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ROOF

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK

A-202

Scale 1 : 150

2025-06-29 10:44:05 PM

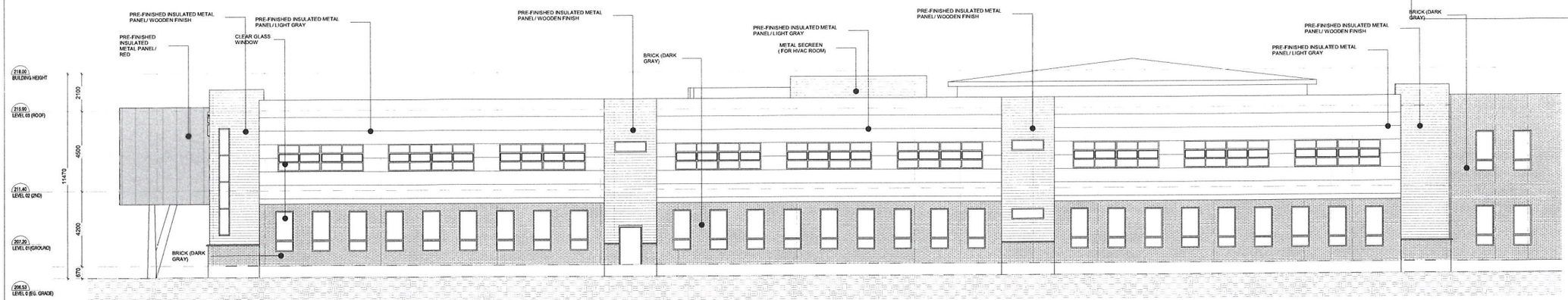
AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

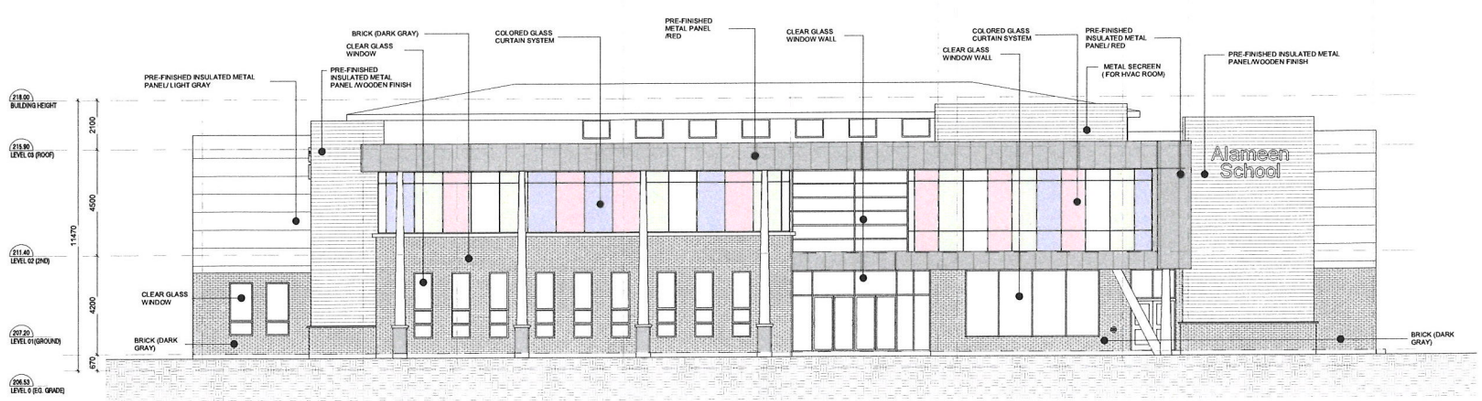
SEAL

T S R Q P O N M L K J I H G F E D C B A



2 WEST ELEVATION
1 : 100

10 9 8 7 6 5 4 3 2 1



1 NORTH ELEVATION
1 : 100

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ELEVATIONS

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK
Scale	1 : 100

A-301

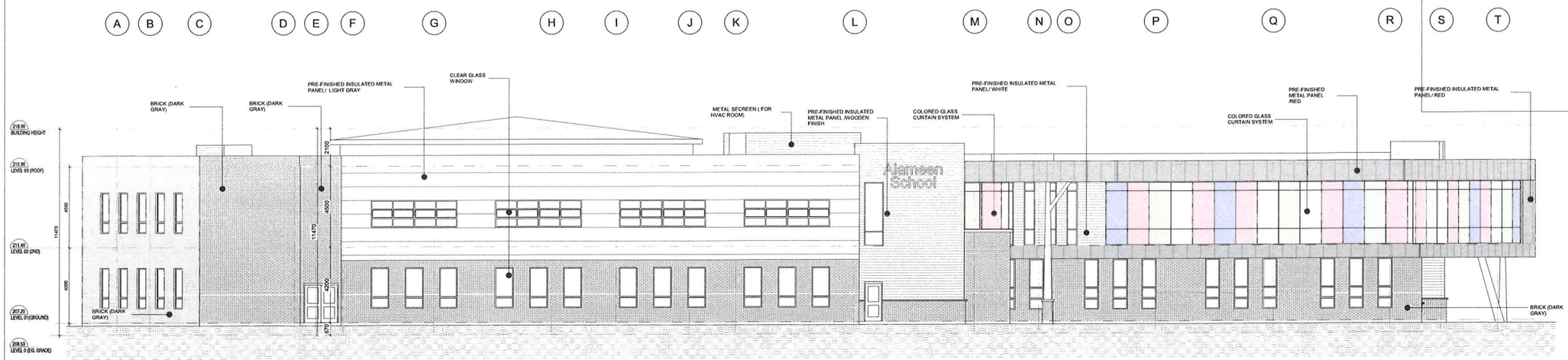
2025-06-29 10:44:07 PM

AL-AMEEN ELEMENTARY SCHOOL

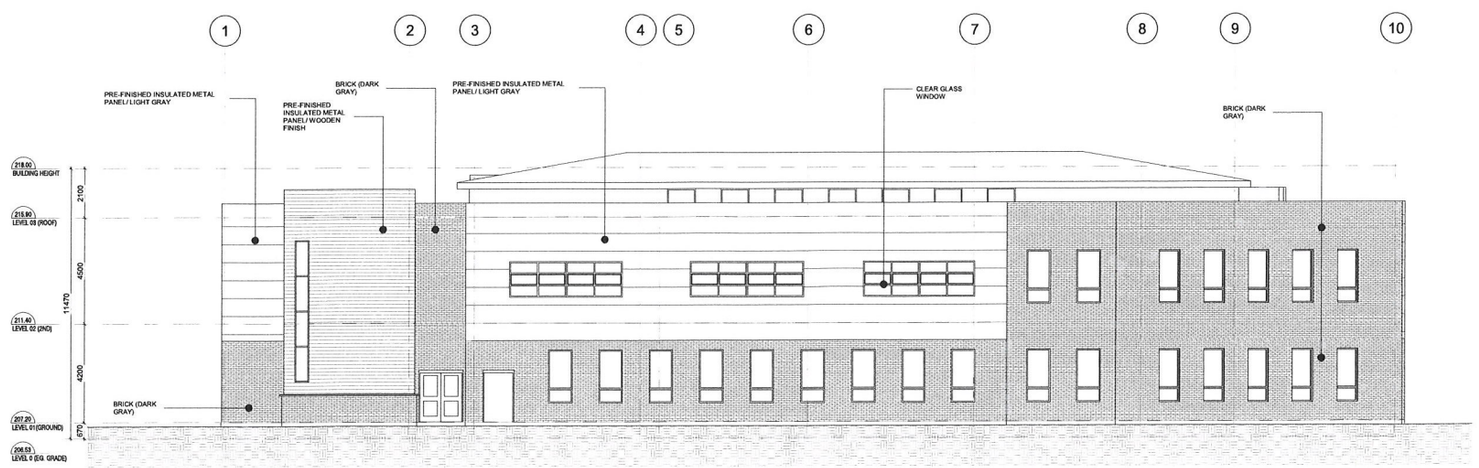
DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL



1 **EAST ELEVATION**
1 : 100



3 **SOUTH ELEVATION**
1 : 100

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ELEVATIONS

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK

A-303

Scale 1 : 100

2025-06-29 10:44:10 PM

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24

AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

PERSPECTIVES

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK

A-304

Scale

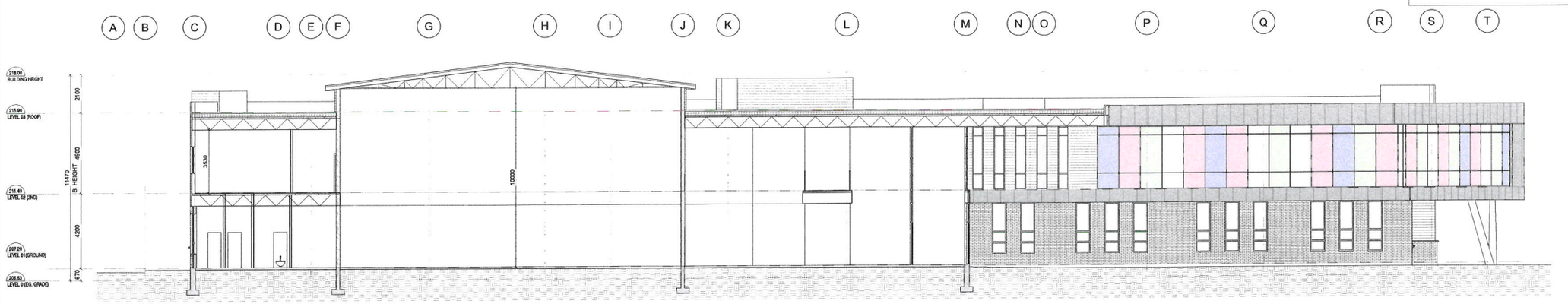
2025-06-29 10:44:12 PM

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche
Architecture & Design

SEAL



1 **SECTION 1**
1 : 100

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SECTION

Project number	20-20
Date	JUN/30/2025
Drawn by	SA
Checked by	LK
Scale	1 : 100

A-310

2025-06-29 10:44:14 PM

Flower City

brampton.ca

FILE NUMBER: A-2022-0268

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)** Mohammed Ilyas
   Address 389 Main Street North, Brampton, ON L6X 3P1
   Phone # 905.598.2930 **Fax #**
   Email ilyas@al-ameenschool.com

2. **Name of Agent** Sami Abu Shanb
   Address 20-3665 Flamewood Dr, Mississauga, ON L4Y 3P5
   Phone # 437.238.4004 **Fax #**
   Email sami@viewportstudio.ca

3. **Nature and extent of relief applied for (variances requested):**
   1-Permitting " Day Nursery /Day Care" for the lot use.
   2-Reducing the ratio of landscape area in front yard to be 40% of total front yard instead of 70%.
   3-Reducing the front setback to be 8.0 m instead of 12.0m.
   4-Reducing East side setback to be 6.0m instead of 7.5m.
   5- Increasing permitted height to 12.0 m instead of 10.0m.

   "Refer to site plan drawing "

4. **Why is it not possible to comply with the provisions of the by-law?**
   The subjected lot consisted of two properties 2257 and 2267 Embleton Rd. (consolidated) the proposed development on this lot is a private school with a daycare. The lot is located in the CVC regulation area, a setback of 30m from the wetland boundary at the South is required to comply with CVC regulations. After deducting the wetland area and the 30m setback, the remaining portion of the lot is only 6690 m² (55 % of the lot area).
   Approving our minor variance application will allow us to create a building with a total coverage area of 25% along with the required car parking.

5. **Legal Description of the subject land:**
   Lot Number 5
   Plan Number/Concession Number CON.5 W.H.S.
   Municipal Address 2257 & 2267 Embleton Rd. Brampton, ON L6Y 0G2

6. **Dimension of subject land (in metric units)**
   Frontage 102.55m
   Depth 166.39m
   Area 12,055.39 m²

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.)

2267 Embleton Rd - Single family house, building area:270m², GFA :220m², 2 storeys
- Shad building area:270m²7.75m² , 1storey
2257 Embleton Rd - Single family house, building area 268m², GFA: 210m², 1 storey
-Storage / Barn, building area:240m²,1 storey
- Shad, building area 12m², 1 storey
- Shad, building area 13m², 1 storey

Note: all structures in both properties to be demolished.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Private school for students from per-school to grade 12 (day nursery is included), building area: 2,780.50 m², gross floor area: 4,970 m² , number of storeys: 2, building width: 50.31m, building depth: 71.61m maximum building height: 12.00m.

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	
Rear yard setback	
Side yard setback	
Side yard setback	

PROPOSED

Front yard setback	12.00	Side and front yard are subjected to be reduced in minor variance
Rear yard setback	81.77	
Side yard setback	7.50	
Side yard setback	14.10	

10. **Date of Acquisition of subject land:** 2267 Embleton Rd: Jan /2018
2257 Embleton Rd: April/2021

11. **Existing uses of subject property:** Residential

12. **Proposed uses of subject property:** Private school and day nursery.

13. **Existing uses of abutting properties:** Residential, Farm, Other use (refer to attached site plan)

14. **Date of construction of all buildings & structures on subject land:** 2267 Embleton Rd: 1908
2257 Embleton Rd: 1959

15. **Length of time the existing uses of the subject property have been continued:** 2267 Embleton Rd: 114 Years
2257 Embleton Rd: 63 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 ☐
Ditches ☐ **Other (specify)**
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 ~~8~~ 16th DAY OF August, 2022.

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, Sami Abu Shanb, OF THE City OF Mississauga
IN THE ~~8th~~ Region OF ~~August / 2022~~ 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 16th DAY OF August, 2022.

Jeanie 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.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: RHm1

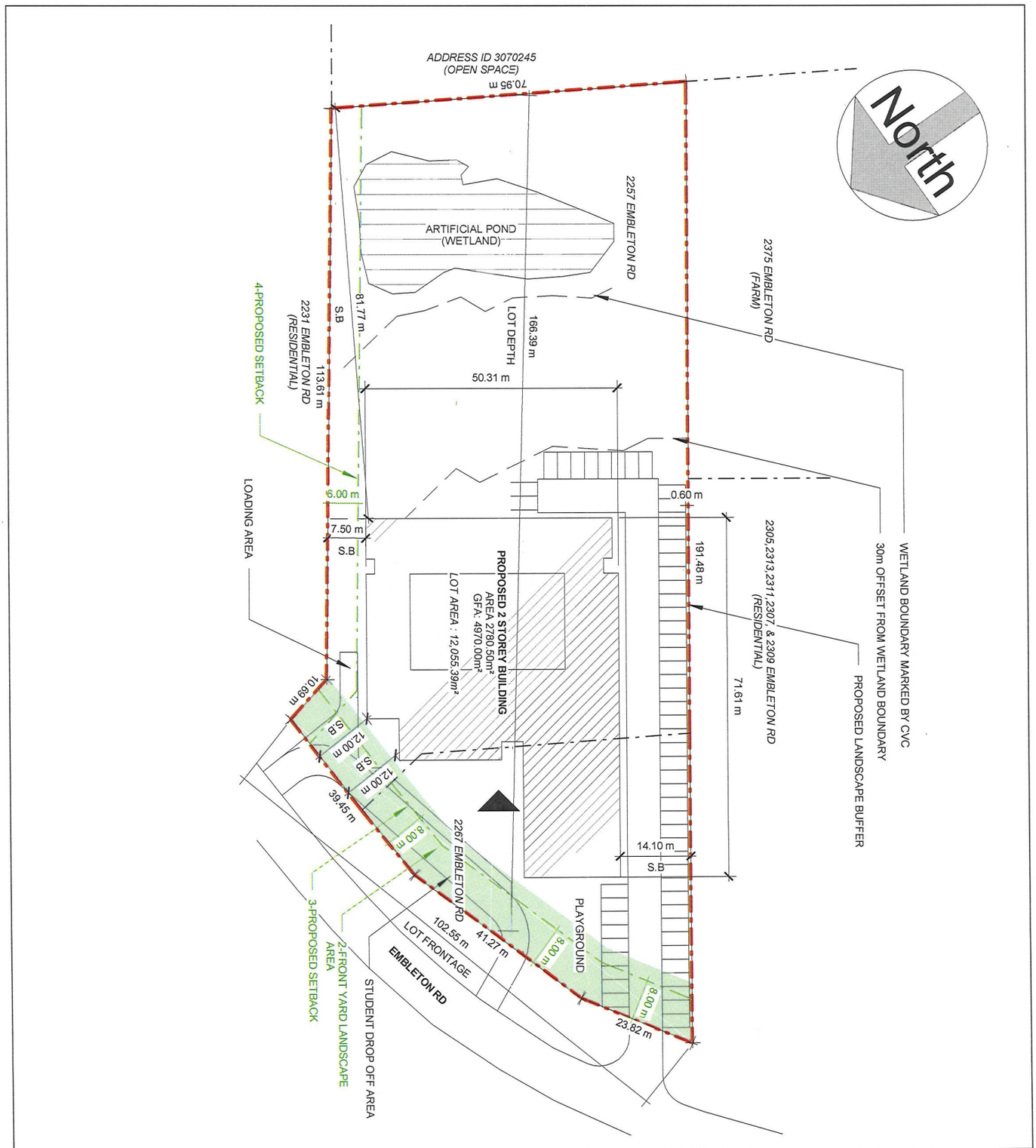
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

L Barbuto
Zoning Officer

August 15, 2022
Date

DATE RECEIVED August 16th, 2022

Revised 2022/02/17



VIEWPORT
STUDIO INC.

ALAMEEN SCHOOL

Site Plan

Project number	20-20	01	
Date	2022/15/08		
Drawn by	SA		
Checked by	SA	Scale	1 : 1000

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 2257 & 2267Embleton Rd. Brampton, ON L6Y 0G2

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

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

Sami Abu Shanb
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 8 th day of August, 2022.

(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

LOCATION OF THE SUBJECT LAND: 2257 & 2267 Embleton Rd. Brampton, ON L6Y 0G2

I/We, Mohammed Ilyas
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 8 th day of August, 2022.

(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

Zoning Non-compliance Checklist

File No.
A-2022-0268

Applicant: Mohammed Ilyas
Address: 2257 & 2267 Embleton Road
Zoning: RHm1
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a Day Nursery	Whereas the by-law does not permit the use	11.4.1
LANDSCAPE	To permit 40% of the required front yard to be landscaped open space,	whereas the Zoning By-law requires a minimum 70% of the required front yard to be landscaped open space.	11.4.2.j
SETBACKS	To permit a front yard setback of 8m To permit a side yard setback of 6m	Whereas the by-law requires a front yard setback of 12m Whereas the by-law requires a side yard setback of 7.5m	11.4.2.d 11.4.2.e
BELOW GRADE ENTRANCE			
BUILDING HEIGHT	To permit a building height of 12m	Whereas the by-law permit a maximum building height of 10m	11.4.2.h
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
SCHEDULE 'C'			

L Barbuto
Reviewed by Zoning

August 15, 2022
Date

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

JLU/08/2025

AL-AMEEN
ELEMENTARY SCHOOL

DESIGNER

VIEWPORT

VIEWPORT STUDIO INC.
www.ViewportStudio.ca
Mississauga ON
Email: info@ViewportStudio.ca
Phone: +1(437)238-4004

ARCHITECT:

Retouche
Architecture & Design

retouchearchitecture.com
Mississauga ON
Email: info@retouchearchitecture.com
Phone: +1(647)838-5441

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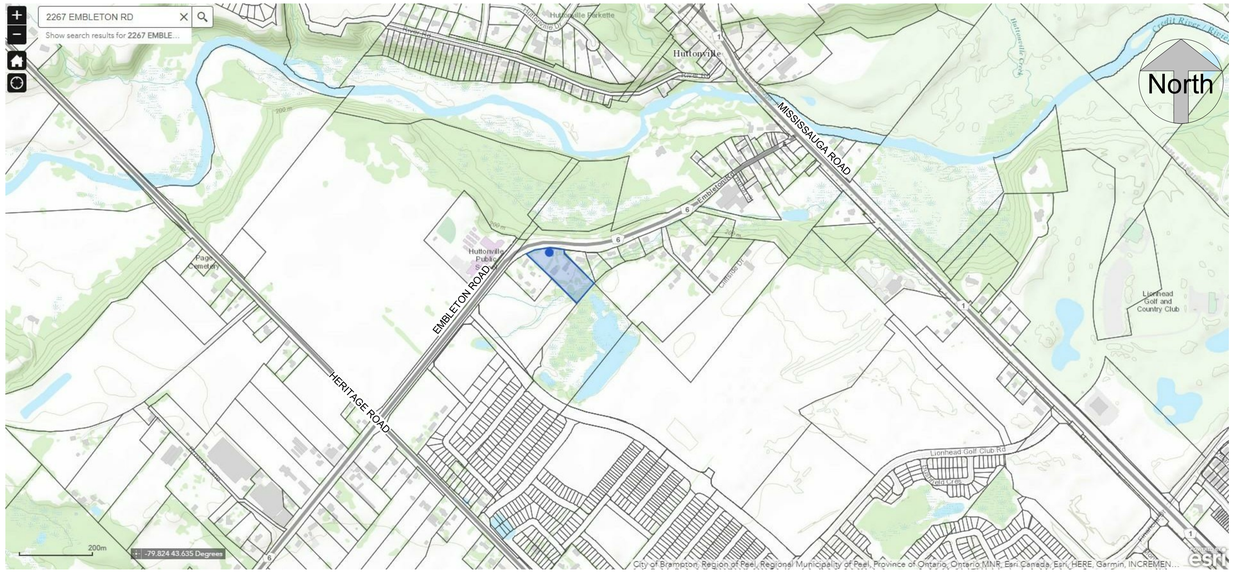
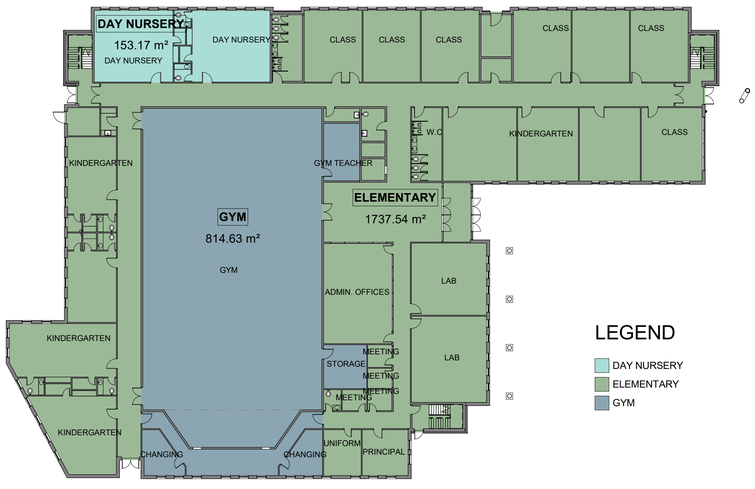
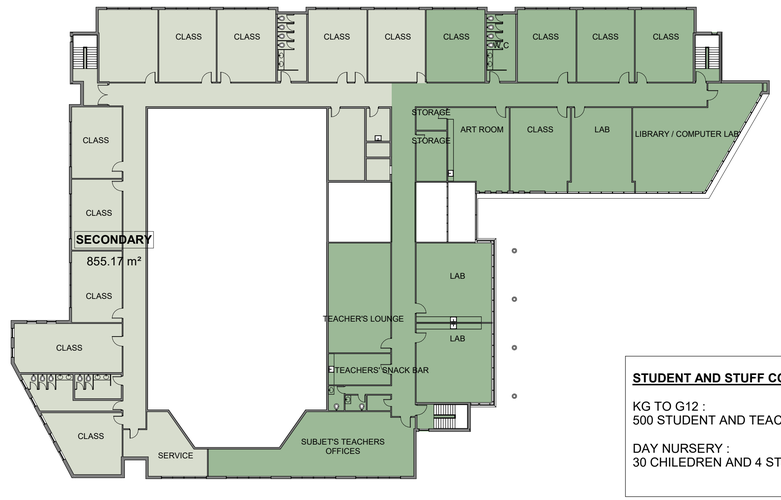


MAP
1 : 50



1 LEVEL 01(GROUND)
1 : 300



2 LEVEL 02 (2ND)
1 : 300

STUDENT AND STUFF COUNT

KG TO G12 :
500 STUDENT AND TEACHER

DAY NURSERY :
30 CHILEDREN AND 4 STAFF

AREA SCHEDULE

CATEGOY	AREA
DAY NURSERY	153.17 m²
ELEMENTARY	2879.66 m²
GYM	814.63 m²
SECONDARY	855.17 m²

GROSS FLOOR AREA

Name	Area
GROUND GFA	2702.88 m²
2ND GFA	2019.97 m²
GFA	4722.84 m²
BUILDING AREA	2763.85 m²

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT
VIEWPORT STUDIO INC.
www.ViewportStudio.ca
Mississauga ON
Email: info@ViewportStudio.ca
Phone: +1(437)238-4004

ARCHITECT
Retouche Architecture & Design
retouchearchitecture.com
Mississauga ON
Email: info@retouchearchitecture.com
Phone: +1(647)838-5441

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

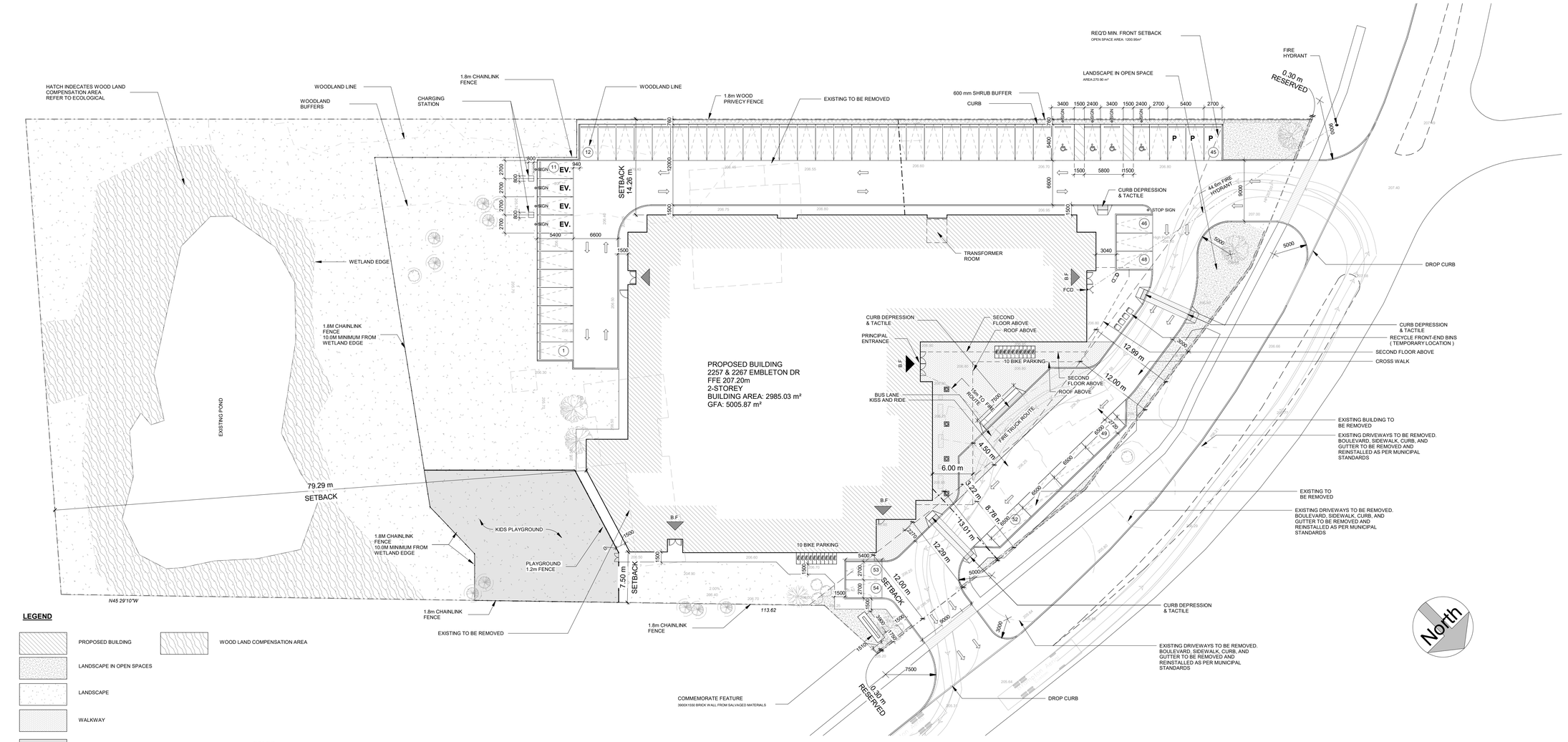
PROJECT INFORMATION

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-001

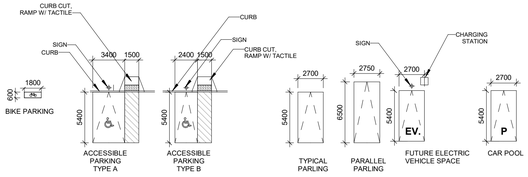
Scale: As indicated

2025-07-08 10:17:49 PM



LEGEND

- PROPOSED BUILDING
- WOOD LAND COMPENSATION AREA
- LANDSCAPE IN OPEN SPACES
- LANDSCAPE
- WALKWAY
- OUTDOOR PLAYGROUND
- 0.3m RESERVED AREA CITY'S LEGAL SERVICES DIVISION
- PROPERTY LINE
- EXISTING BUILDINGS (TO REMOVE)
- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCE
- BARRIER FREE ENTRANCE (B.F)



KEY PALN

STUDENT AND STUFF COUNT

KG TO G12 :
500 STUDENT AND TEACHER

DAY NURSERY :
30 CHILEDREN AND 4 STAFF

GROSS FLOOR AREA	
Name	Area
GROUND GFA	2702.88 m²
2ND GFA	2019.97 m²
GFA	4722.84 m²
BUILDING AREA	2763.85 m²

REQUIRED PARKING (TABLE 20.3.1)

CATEGOY	AREA	REQ'D BY-LAW	REQ'D NO. OF CAR PARKING	NOTE
DAY NURSERY	153.17 m²	1 FOR EACH EMPLOYEE +1@10 CHILDREN	7	
ELEMENTARY	2879.66 m²	1@100m²	28.8	
GYM	814.63 m²	25% 1.5@100m² and 75% 1@100m²	9.2	25% AS SECONDARY 75% AS ELEMENTARY
SECONDARY	855.17 m²	1.5@100m²	12.8	
		TOTAL REQUIRED	**58**	
		TOTAL PROVIDED	**54**	

ACCESSIBLE PARKING	
REQUIRED	PROVIDED
1 TYPE A + 2 TYPE B	2 TYPE A + 2 TYPE B

FUTURE ELECTRICAL PARKING SPACES	
REQUIRED	PROVIDED
---	4

BICYCLE RACKING SPACES	
REQUIRED	PROVIDED
---	20

CARPOOL PARINGS	3
ELECTRICAL VEHICLE PARKINGS	4

MAJOR OCCUPANCY CLASSIFICATION (OBC) : 3.2.2.23. Group A, Division 2, Any Height, Any Area, Sprinklered
TOTAL COUNT OF STUDENT AND STAFF : 500

SITE STATISTICS

BY-LAW (204-2010)(253-2021)

DESCRIPTION	REQ'D BY-LAW	PROVIDED	MINOR VARIANCE
LOT WIDTH	---	65.3m	
LOT FRONTAGE	---	104.54m	
LOT DEPTH	---	191.48m	
ZONE	RHm1	SCHOOL, DAY NURSERY	
MINIMUM LOT AREA	0.4 HECTARES	1.21 HECTARES 12055.39 m²	
MINIMUM LOT WIDTH	45m	72.37m	
MINIMUM LOT DEPTH	N/REQ'D	---	
MINIMUM FRONT YARD DEPTH	12.00m	12.00m	
MINIMUM INTERIOR SIDEYARD WIDTH	7.50m	E: 7.50m W:14.26m	
MINIMUM REAR YARD DEPTH	15.00m	79.29	
PERMITTED FRONT YARD ENCROACHMENT	1.80m	3.22m	NEEDED
MAXIMUM BUILDING HEIGHT	10.6m	11.47m	NEEDED
MAXIMUM LOT COVERAGE	N/REQ'D	22.9%	
MINIMUM LANDSCAPE OPEN SPACES (SEE BELOW)	70% OF FRONT YARD	22.5% OF FRONT YARD	NEEDED
MINIMUM GROUND FLOOR AREA OF MAIN BUILDING	115.00m²	2702.88m²	
FLOOR SPACE INDEX		0.42	

LANDSCAPE AREA	
OPEN SPACES AREA (FRONT YARD)	1200.95m²
LANDSCAPE OPEN SPACES	270.90m²

ESTABLISHED GRADE CALCULATION = AVERAGE OF (206.62 206.90 206.9 206.45 206.38 206.23 206.17 206.58) = **206.53**
REFEREE TO SURVEY

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
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ARCHITECT
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SEAL

No.	Description	Date
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3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SITE PLAN

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-003

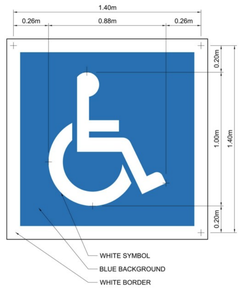
Scale: As indicated

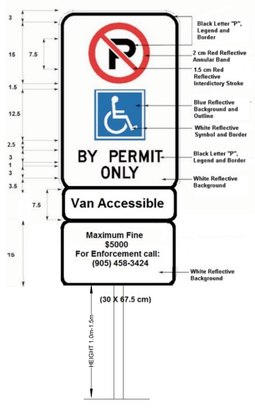
2025-07-08 10:17:53 PM

City of Brampton Traffic By-law 93-93 Accessible Parking Sign

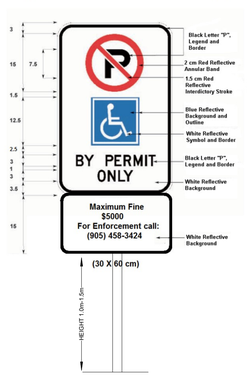
Type A – Van Accessible

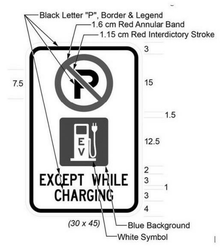
City of Brampton Pavement Marking





City of Brampton Traffic By-law 93-93 Accessible Parking Sign - Type B

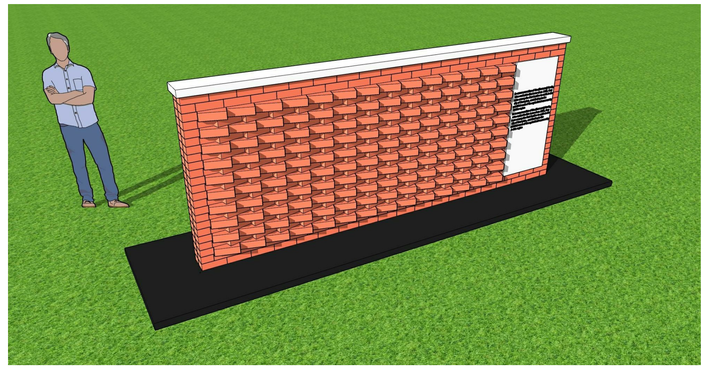


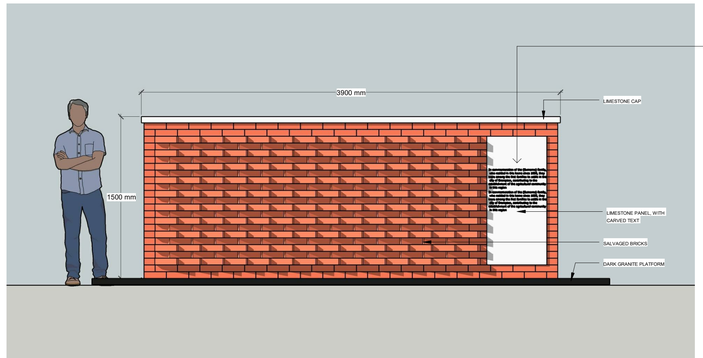


ELECTRIC VEHICLE SIGN

Parking Sign

1 : 300





COMMEMORIAL FEATURE

IN MEMORY OF

CAHRLES KIRT

This commemorative wall has been built to honour the Charles Kirk family, who made this land their home and wove their hard work into the fabric of the community. Charles Kirk and his family, known for their tireless dedication, worked to help the community by clearing lands, milling lumber, and harvesting crops. The house was built in 1912, and for 18 years the family shared life, love, and labour until Charles Kirk's passing in 1930. The house was taken down in 2026 to make way for Al-Ameen School, and these salvaged bricks preserve the heart of their story. This wall stands as a testament to the Kirk family's legacy, ensuring that their spirit continues to live on in the community they helped build.

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

VIEWPORT
VIEWPORT STUDIO INC.
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ARCHITECT

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SEAL

No.	Description	Date
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

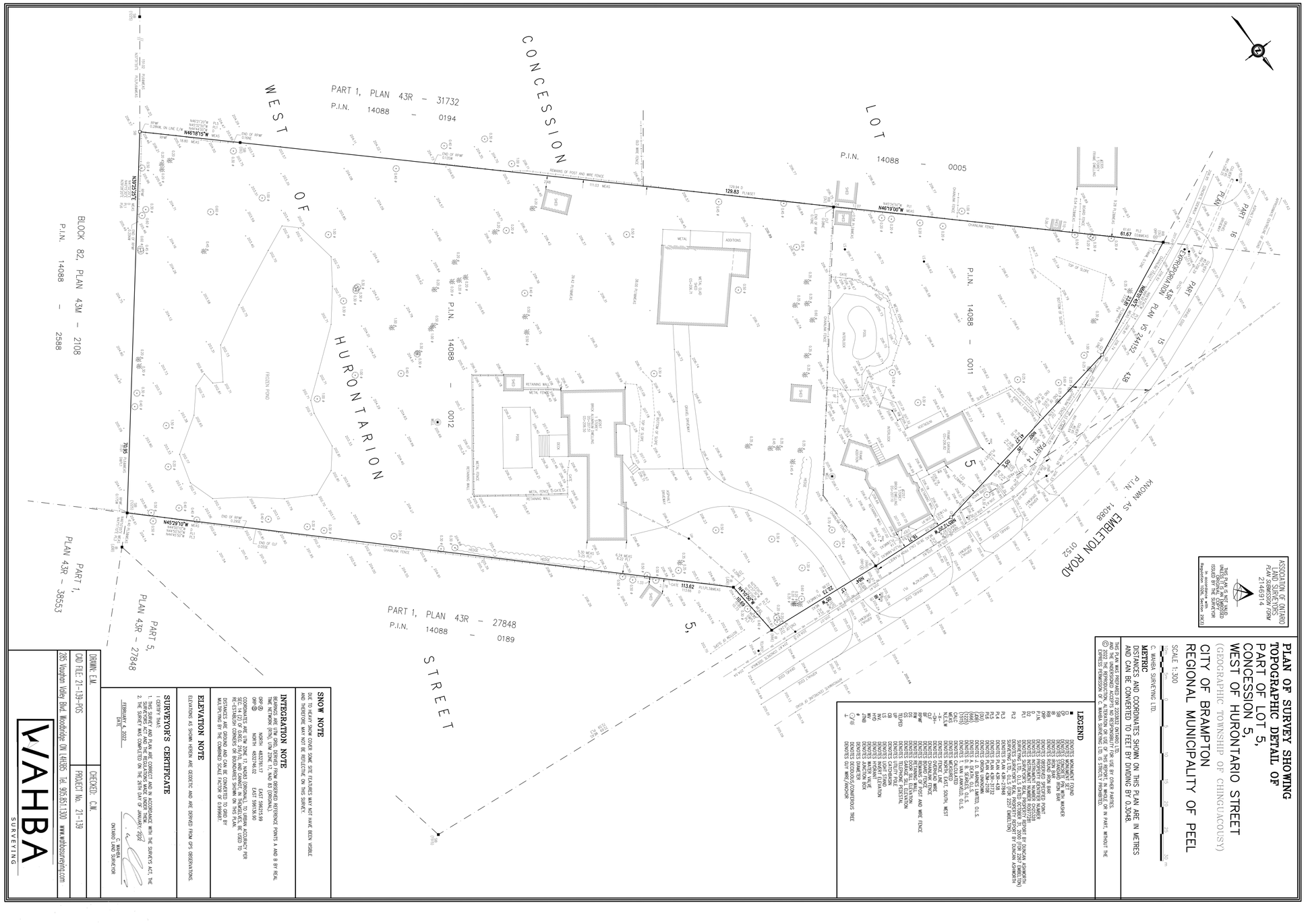
SIGNS

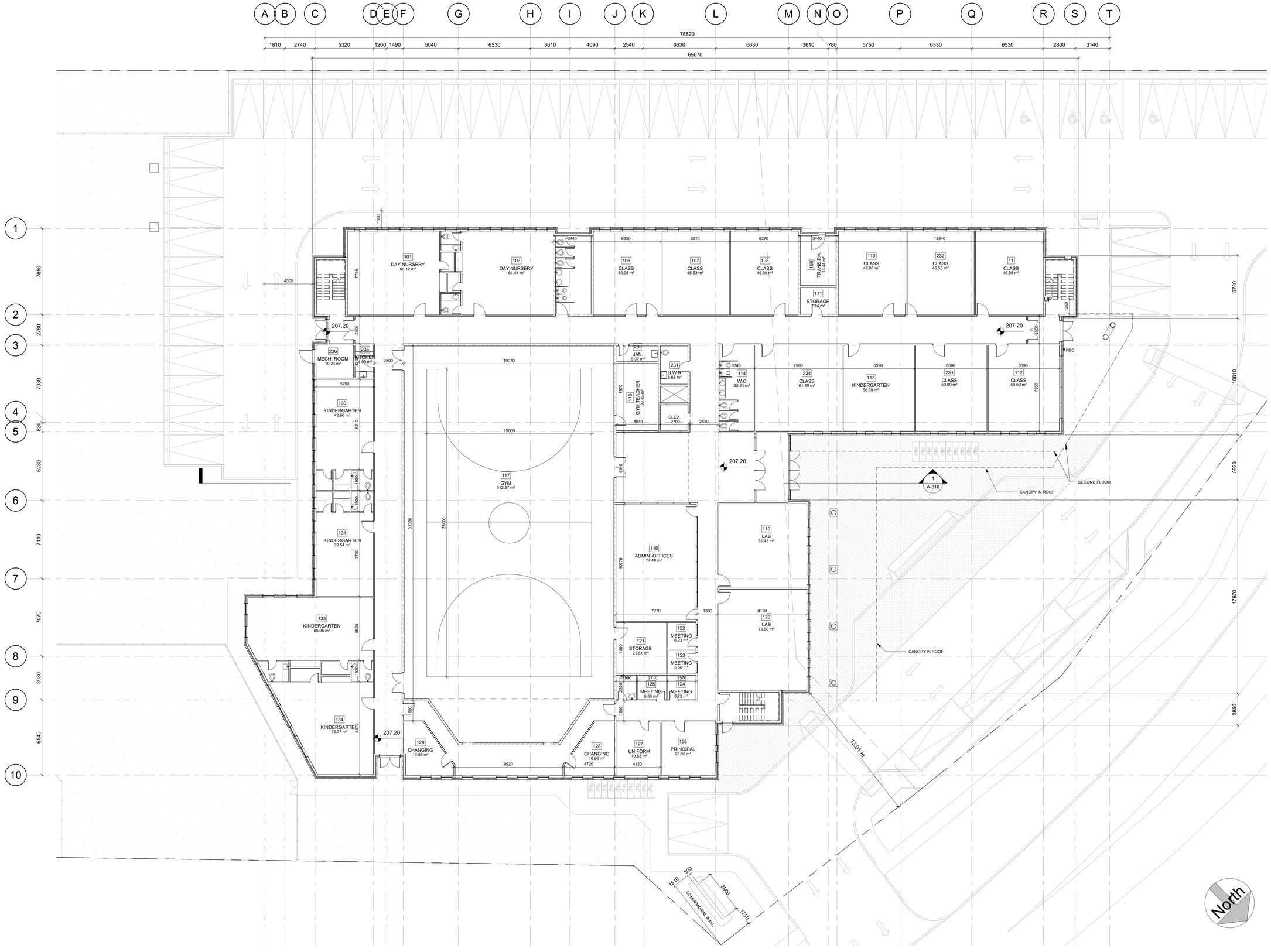
Project number	20-20
Date	JLU/08/2025
Drawn by	Author
Checked by	Checker

A-004

Scale 1 : 300

2025-07-08 10:17:58 PM


PART 1, PLAN 43R – 31732
P.I.N. 14088 – 0194
CONCESSION
WEST OF HURONTARIO STREET
LOT 5,
P.I.N. 14088 – 0005
P.I.N. 14088 – 0012
P.I.N. 14088 – 0011
BLOCK 82, PLAN 43M – 2108
P.I.N. 14088 – 2588
PART 1, PLAN 43R – 36553
PART 5, PLAN 43R – 27848
PART 1, PLAN 43R – 27848
P.I.N. 14088 – 0189
KNOWN AS: EMBLETON ROAD
PROPOSED PLAN
PART 15
PART 16
PART 4
PART 5
PART 14
PART 13
PART 12
PART 11
PART 10
PART 9
PART 8
PART 7
PART 6
N46°19'00"W 129.83
N46°18'15"W
N45°29'10"W
N44°21'30"E 113.62
N46°19'00"W 61.67
N46°19'00"W 3.05
N43°40'50"E 24.152
S43°40'50"W 24.152
N46°19'00"W 3.05
N46°19'00"W 20.73
N46°19'00"W 3.91



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AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

GROUND FLOOR

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-200

Scale 1 : 150

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

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SEAL

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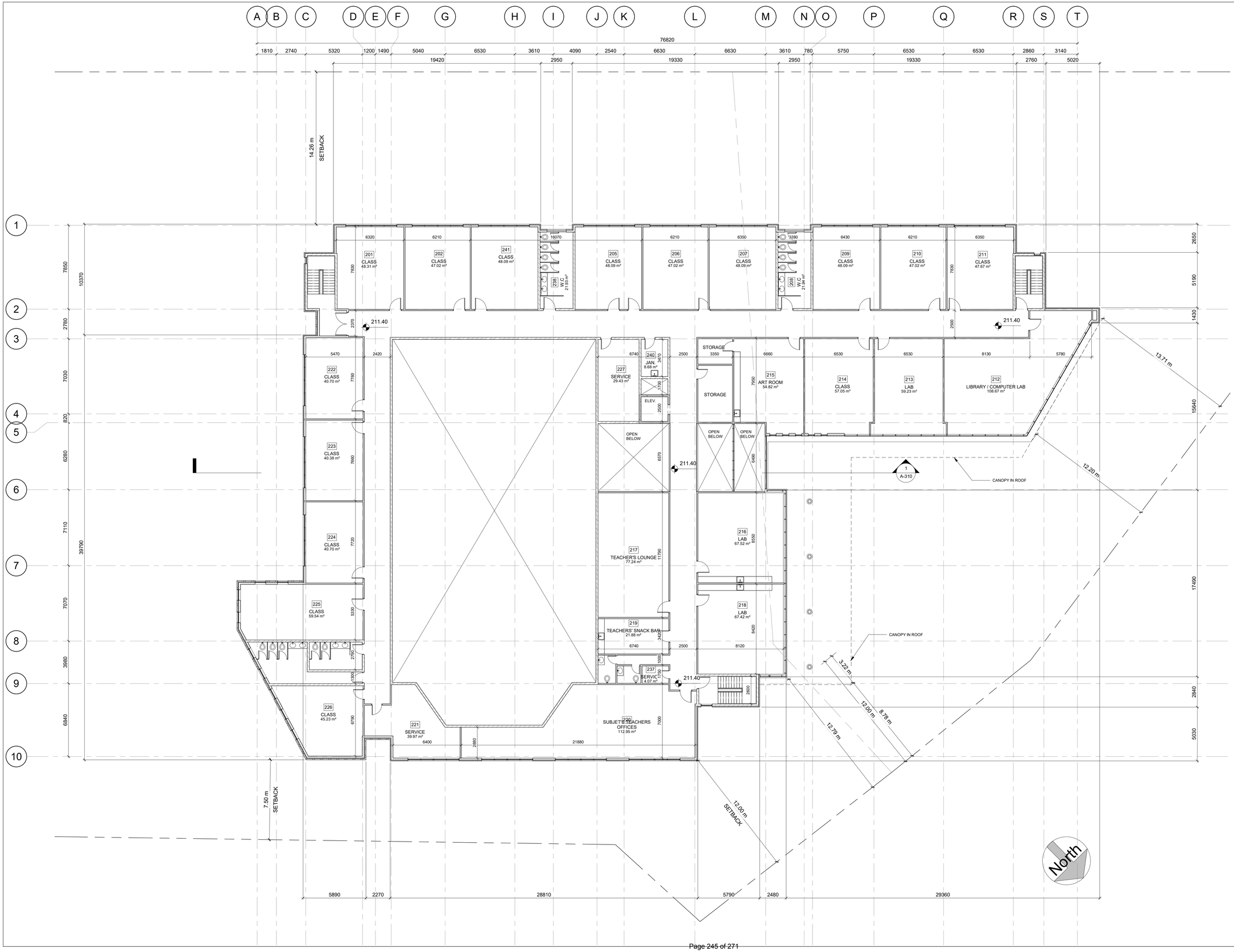

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AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SECOND FLOOR

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-201

Scale 1 : 150

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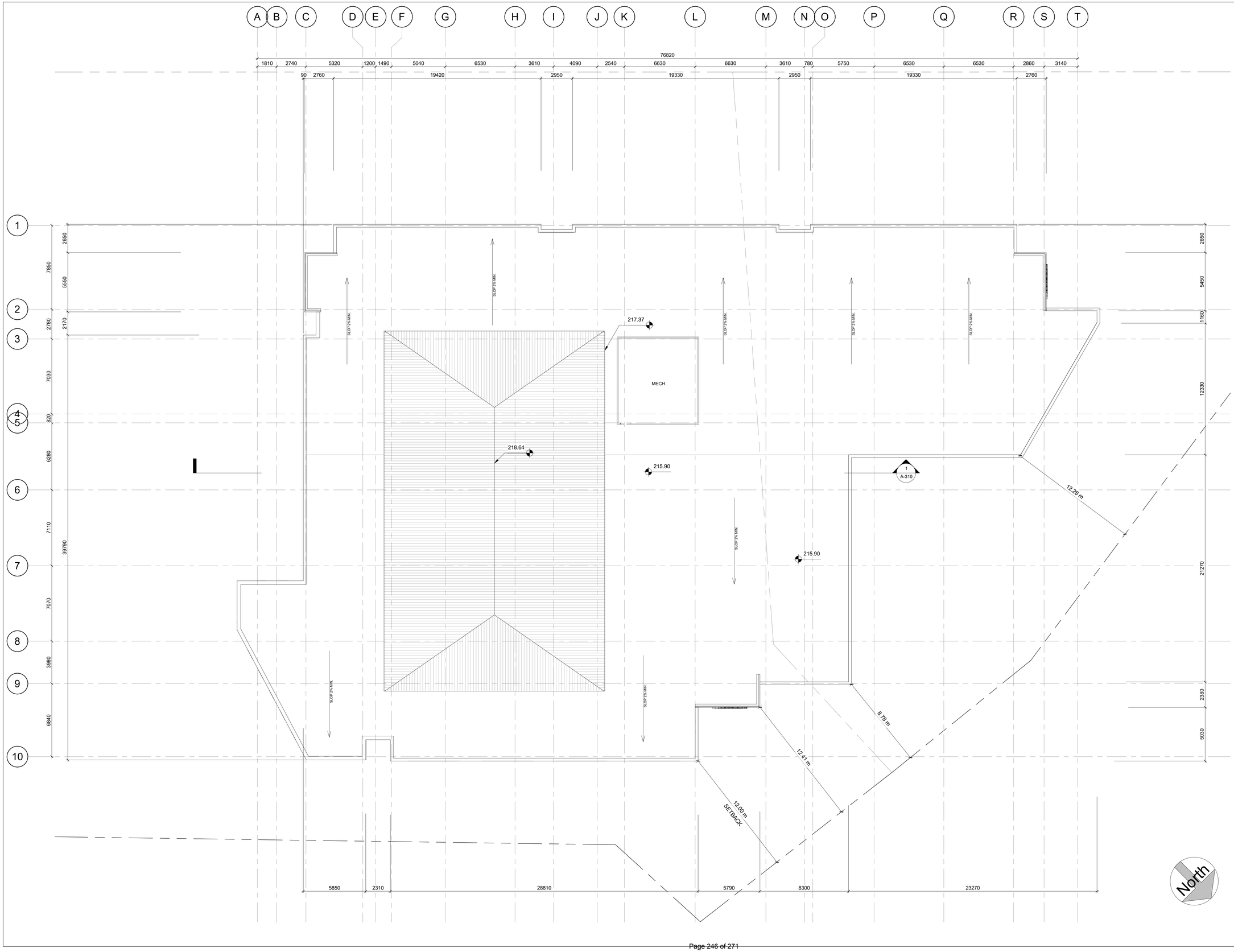

AL-AMEEN ELEMENTARY SCHOOL

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AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

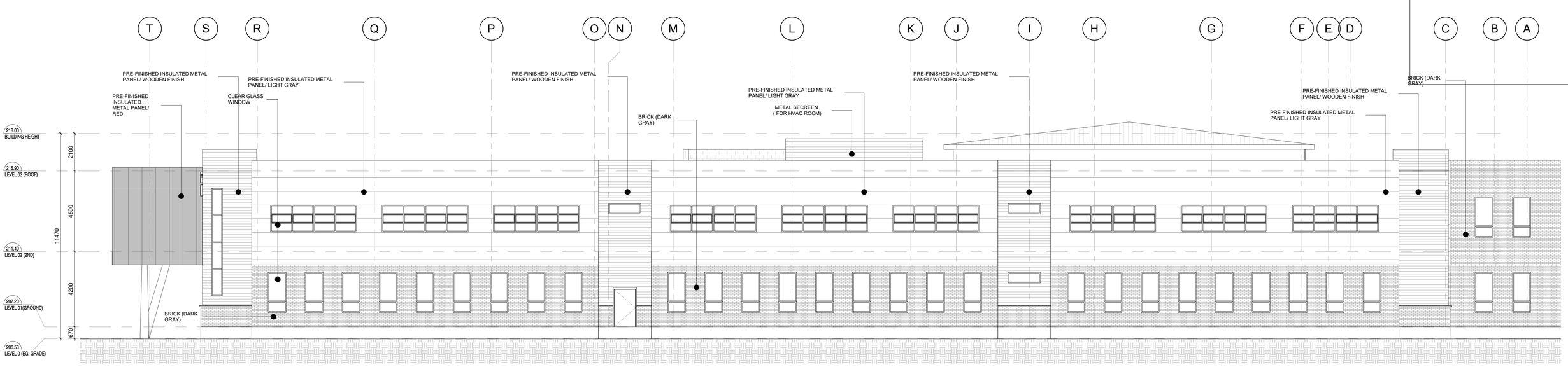
ROOF

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

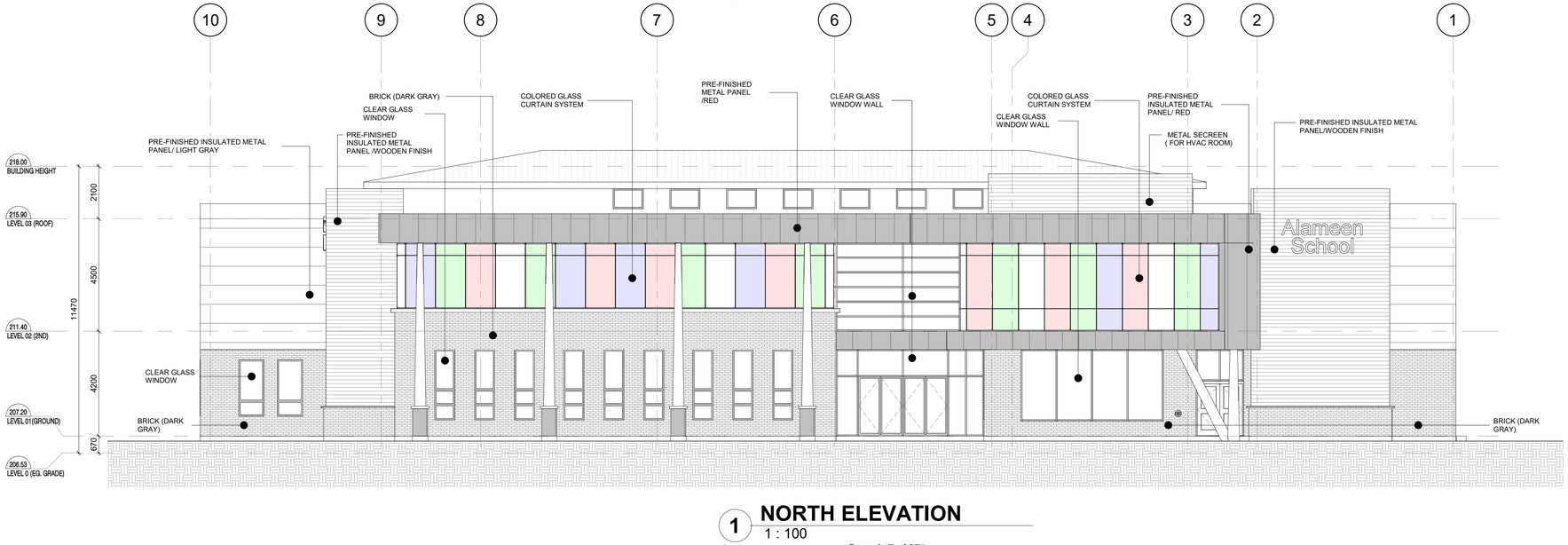
A-202

Scale 1 : 150

2025-07-08 10:18:18 PM



2 WEST ELEVATION
1 : 100



1 NORTH ELEVATION
1 : 100

AL-AMEEN ELEMENTARY SCHOOL

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AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

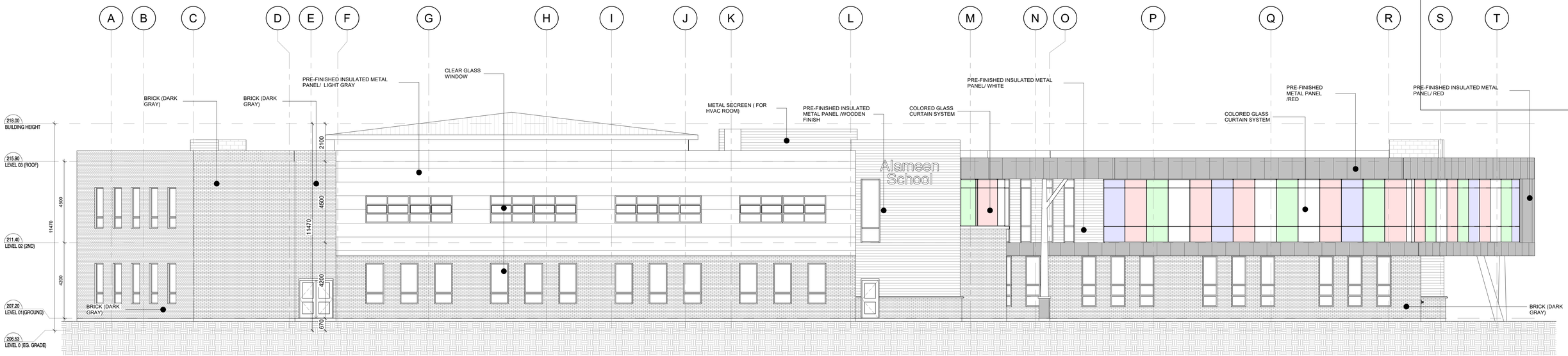
ELEVATIONS

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

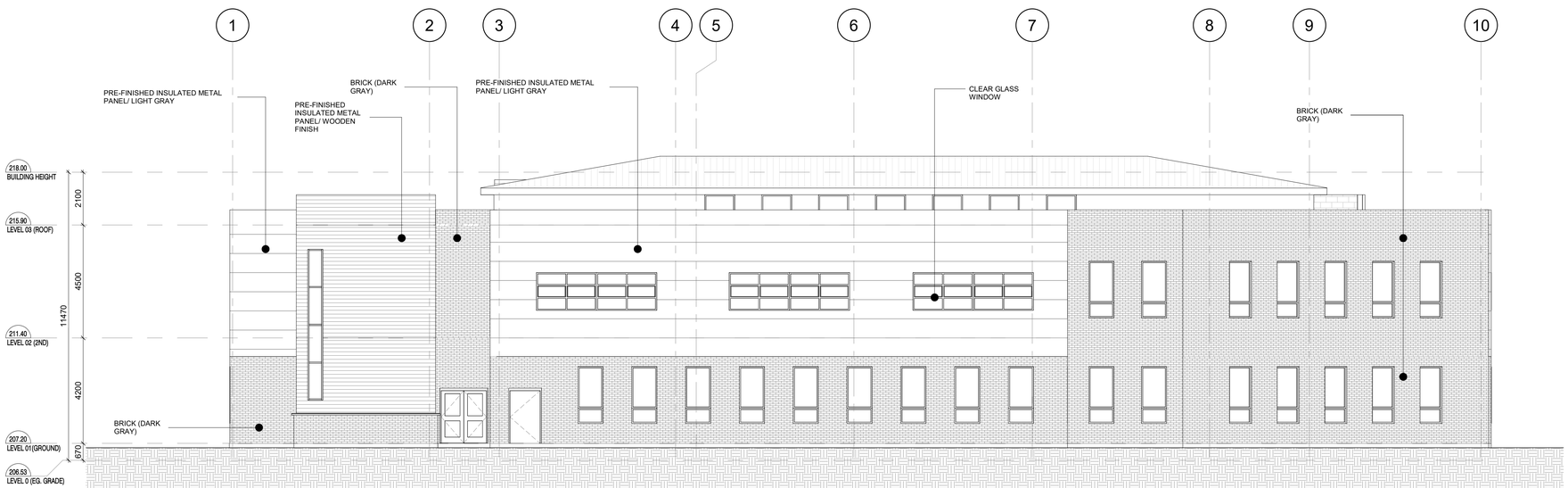
A-301

Scale 1 : 100

2025-07-08 10:18:20 PM



1 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

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AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ELEVATIONS

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-303

Scale 1 : 100

2025-07-08 10:18:24 PM

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

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AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

PERSPECTIVES

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-304

Scale

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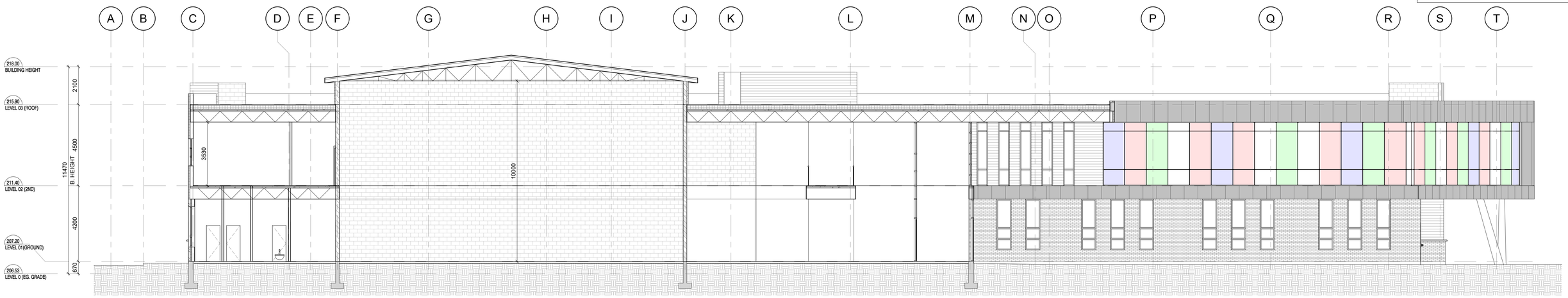

1 SECTION 1

1 : 100

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

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AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SECTION

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-310

Scale 1 : 100

2025-07-08 10:18:29 PM

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

JLU/08/2025

AL-AMEEN
ELEMENTARY SCHOOL

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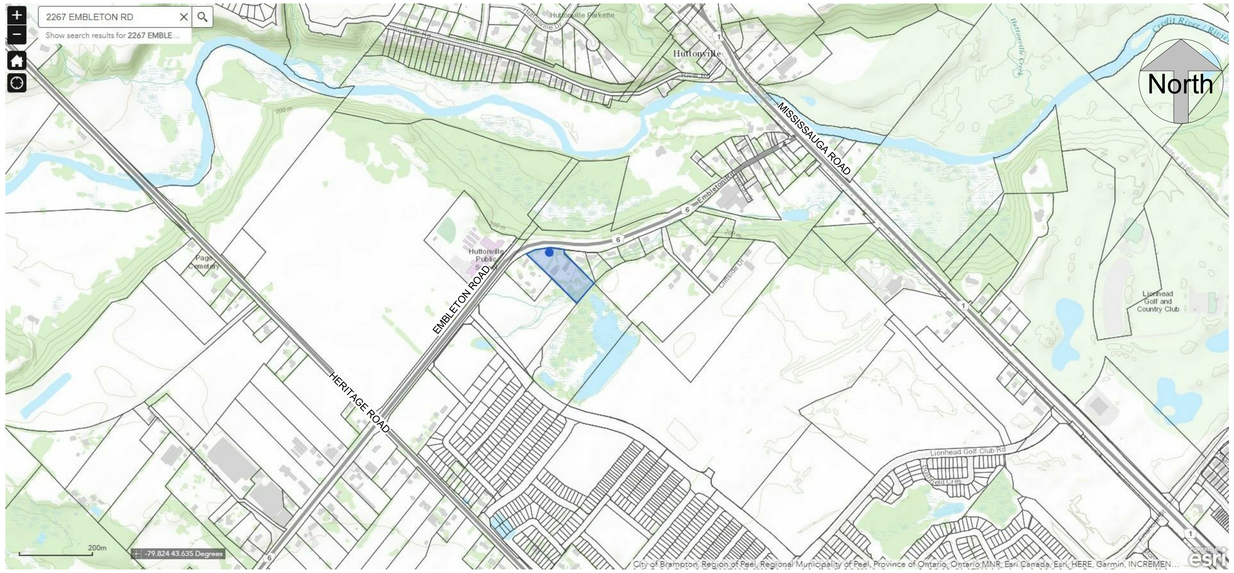
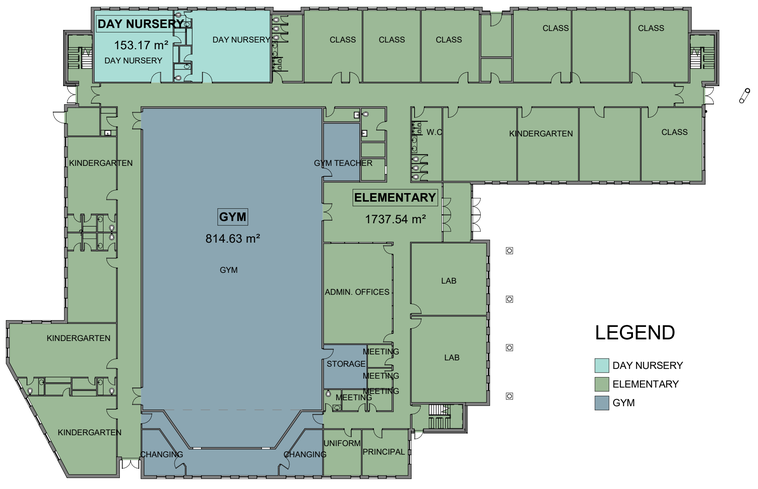
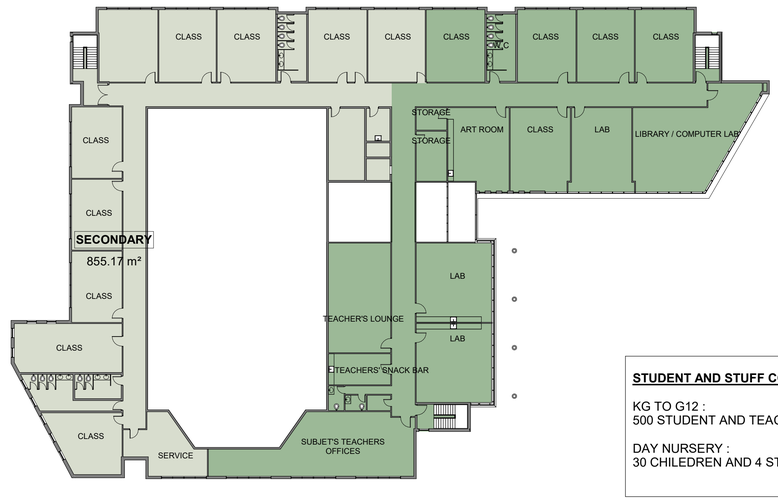


MAP
1 : 50



1 LEVEL 01(GROUND)
1 : 300



2 LEVEL 02 (2ND)
1 : 300

STUDENT AND STUFF COUNT

KG TO G12 :
500 STUDENT AND TEACHER

DAY NURSERY :
30 CHILEDREN AND 4 STAFF

AREA SCHEDULE

CATEGOY	AREA
DAY NURSERY	153.17 m²
ELEMENTARY	2879.66 m²
GYM	814.63 m²
SECONDARY	855.17 m²

GROSS FLOOR AREA

Name	Area
GROUND GFA	2702.88 m²
2ND GFA	2019.97 m²
GFA	4722.84 m²
BUILDING AREA	2763.85 m²

AL-AMEEN ELEMENTARY SCHOOL

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SEAL

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AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

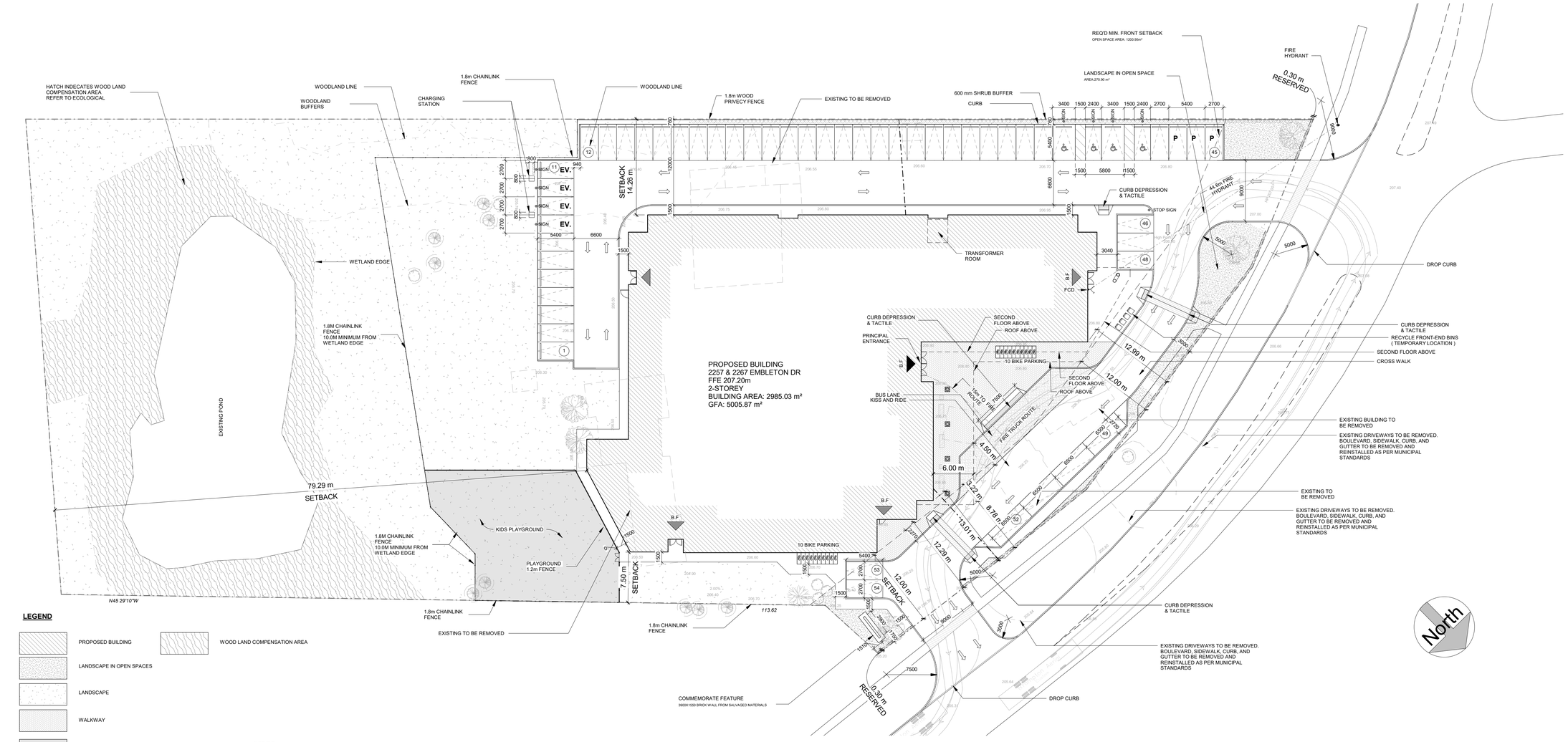
PROJECT INFORMATION

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-001

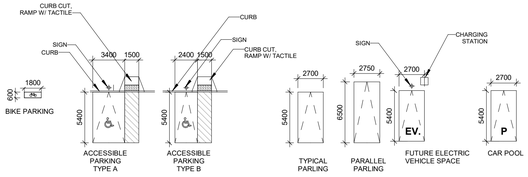
Scale: As indicated

2025-07-08 10:17:49 PM



LEGEND

- PROPOSED BUILDING
- WOOD LAND COMPENSATION AREA
- LANDSCAPE IN OPEN SPACES
- LANDSCAPE
- WALKWAY
- OUTDOOR PLAYGROUND
- 0.3m RESERVED AREA CITY'S LEGAL SERVICES DIVISION
- PROPERTY LINE
- EXISTING BUILDINGS (TO REMOVE)
- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCE
- BARRIER FREE ENTRANCE



KEY PALN

STUDENT AND STUFF COUNT

KG TO G12 :
500 STUDENT AND TEACHER

DAY NURSERY :
30 CHILEDREN AND 4 STAFF

GROSS FLOOR AREA	
Name	Area
GROUND GFA	2702.88 m²
2ND GFA	2019.97 m²
GFA	4722.84 m²
BUILDING AREA	2763.85 m²

MAJOR OCCUPANCY CLASSIFICATION (OBC) : 3.2.2.23. Group A, Division 2, Any Height, Any Area, Sprinklered
TOTAL COUNT OF STUDENT AND STAFF : 500

SITE STATISTICS

BY-LAW (204-2010)(253-2021)

DESCRIPTION	REQ'D BY-LAW	PROVIDED	MINOR VARIANCE
LOT WIDTH	---	65.3m	
LOT FRONTAGE	---	104.54m	
LOT DEPTH	---	191.48m	
ZONE	RHm1	SCHOOL, DAY NURSERY	
MINIMUM LOT AREA	0.4 HECTARES	1.21 HECTARES 12055.39 m²	
MINIMUM LOT WIDTH	45m	72.37m	
MINIMUM LOT DEPTH	N/REQ'D	---	
MINIMUM FRONT YARD DEPTH	12.00m	12.00m	
MINIMUM INTERIOR SIDEYARD WIDTH	7.50m	E: 7.50m W:14.26m	
MINIMUM REAR YARD DEPTH	15.00m	79.29	
PERMITTED FRONT YARD ENCROACHMENT	1.80m	3.22m	NEEDED
MAXIMUM BUILDING HEIGHT	10.6m	11.47m	NEEDED
MAXIMUM LOT COVERAGE	N/REQ'D	22.9%	
MINIMUM LANDSCAPE OPEN SPACES (SEE BELOW)	70% OF FRONT YARD	22.5% OF FRONT YARD	NEEDED
MINIMUM GROUND FLOOR AREA OF MAIN BUILDING	115.00m²	2702.88m²	
FLOOR SPACE INDEX		0.42	

REQUIRED PARKING (TABLE 20.3.1)

CATEGOY	AREA	REQ'D BY-LAW	REQ'D NO. OF CAR PARKING	NOTE
DAY NURSERY	153.17 m²	1 FOR EACH EMPLOYEE +1@10 CHILDREN	7	
ELEMENTARY	2879.66 m²	1@100m²	28.8	
GYM	814.63 m²	25% 1.5@100m² and 75% 1@100m²	9.2	25% AS SECONDARY 75% AS ELEMENTARY
SECONDARY	855.17 m²	1.5@100m²	12.8	
		TOTAL REQUIRED	**58**	
		TOTAL PROVIDED	**54**	

ACCESSIBLE PARKING	
REQUIRED	PROVIDED
1 TYPE A + 2 TYPE B	2 TYPE A + 2 TYPE B

FUTURE ELECTRICAL PARKING SPACES	
REQUIRED	PROVIDED
---	4

BICYCLE RACKING SPACES	
REQUIRED	PROVIDED
---	20

CARPOOL PARINGS	3
ELECTRICAL VEHICLE PARKINGS	4

LANDSCAPE AREA

OPEN SPACES AREA (FRONT YARD)	1200.95m²
LANDSCAPE OPEN SPACES	270.90m²

ESTABLISHED GRADE CALCULATION = AVERAGE OF (206.62 206.90 206.9 206.45 206.38 206.23 206.17 206.58) = **206.53**
REFEREE TO SURVEY

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT
VIEWPORT STUDIO INC.
www.ViewportStudio.ca
Mississauga ON
Email: info@ViewportStudio.ca
Phone: +1(437)238-4004

ARCHITECT
Retouche Architecture & Design
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SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SITE PLAN

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

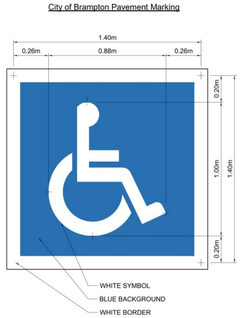
A-003

Scale: As indicated

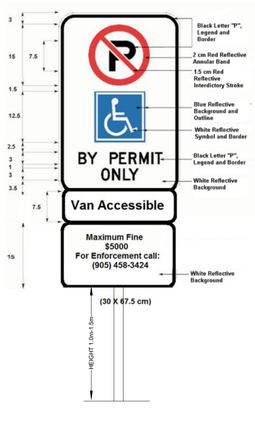
2025-07-08 10:17:53 PM

City of Brampton Traffic By-law 93-93 Accessible Parking Sign

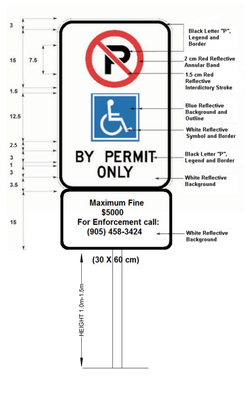
Type A – Van Accessible



City of Brampton Pavement Marking

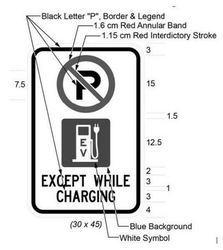


City of Brampton Traffic By-law 93-93 Accessible Parking Sign - Type B

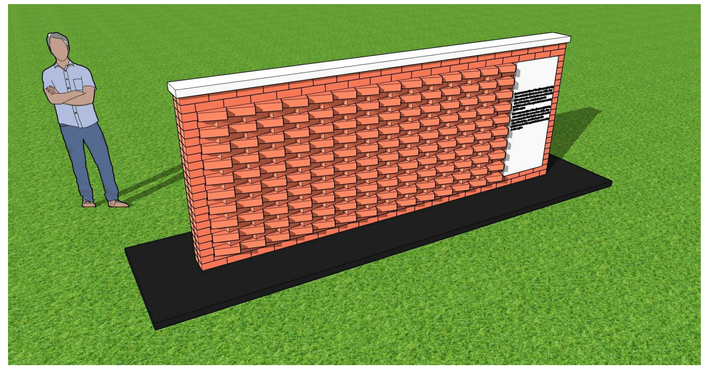


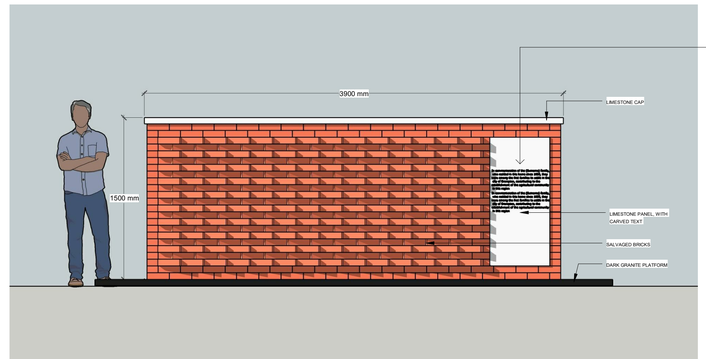
Parking Sign

1 : 300



ELECTRIC VEHICLE SIGN





COMMEMORIAL FEATURE

IN MEMORY OF

CAHRLES KIRT

This commemorative wall has been built to honour the Charles Kirk family, who made this land their home and wove their hard work into the fabric of the community. Charles Kirk and his family, known for their tireless dedication, worked to help the community by clearing lands, milling lumber, and harvesting crops. The house was built in 1912, and for 18 years the family shared life, love, and labour until Charles Kirk's passing in 1930. The house was taken down in 2026 to make way for Al-Ameen School, and these salvaged bricks preserve the heart of their story. This wall stands as a testament to the Kirk family's legacy, ensuring that their spirit continues to live on in the community they helped build.

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

VIEWPORT

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ARCHITECT

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Phone: +1(647)838-5441

SEAL

No.	Description	Date
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

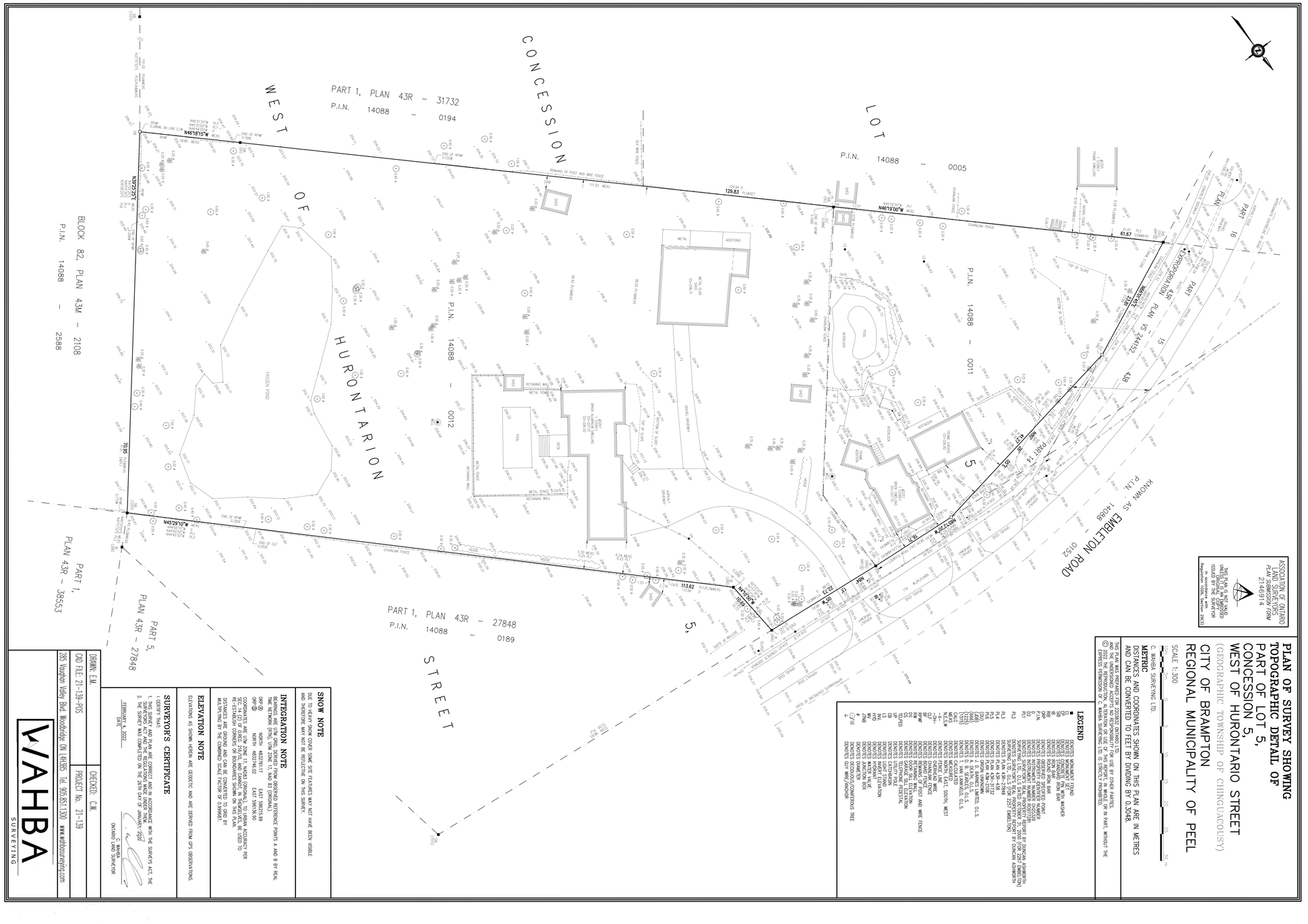
SIGNS

Project number	20-20
Date	JLU/08/2025
Drawn by	Author
Checked by	Checker

A-004

Scale 1 : 300

2025-07-08 10:17:58 PM


PART 1, PLAN 43R – 31732
P.I.N. 14088 – 0194
CONCESSION
WEST OF HURONTARIO STREET
LOT 5,
P.I.N. 14088 – 0005
P.I.N. 14088 – 0012
P.I.N. 14088 – 0011
KNOWN AS EMBLETON ROAD
PART 1, PLAN 43R – 27848
P.I.N. 14088 – 0189
PART 1, PLAN 43R – 36553
PART 5, PLAN 43R – 27848
BLOCK 82, PLAN 43M – 2108
P.I.N. 14088 – 2588
STREET
N46°19'00"W 129.83
N46°18'15"W 111.53
N45°29'10"W 113.62
N43°25'22"E 76.55
N46°19'00"W 61.67
N46°19'00"W 3.05
N43°40'50"E 20.73
N46°19'00"W 20.73
N43°40'50"E 3.05
N46°19'00"W 3.05
N43°40'50"E 20.73
PROPOSED PART 4A
PLAN 43R – 24152
PART 15
PART 16
PART 14
PART 13
PART 12
PART 11
PART 10
PART 9
PART 8
PART 7
PART 6
PART 5
PART 4
PART 3
PART 2
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PLAN 43R – 24152
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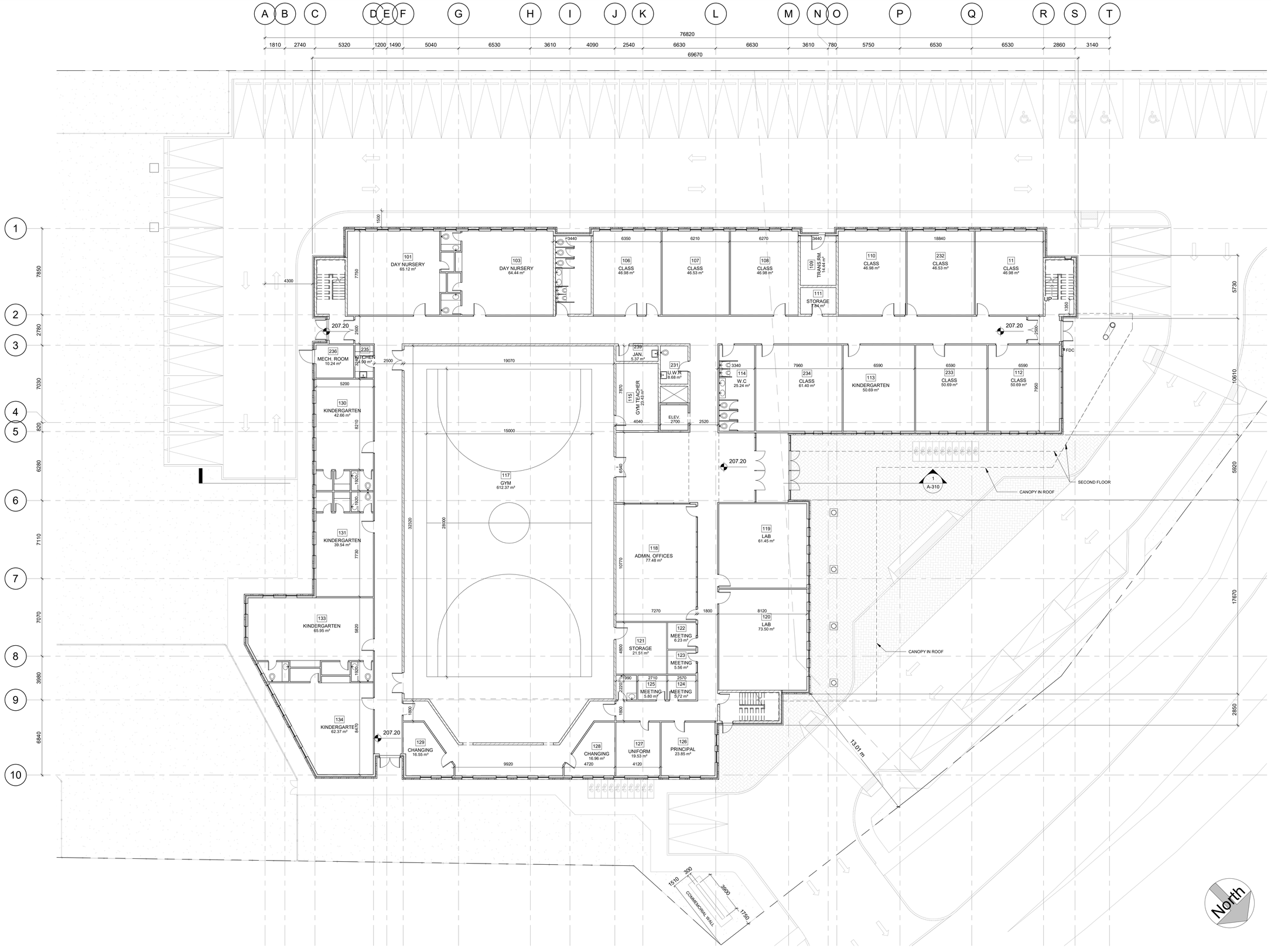

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SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

GROUND FLOOR

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-200

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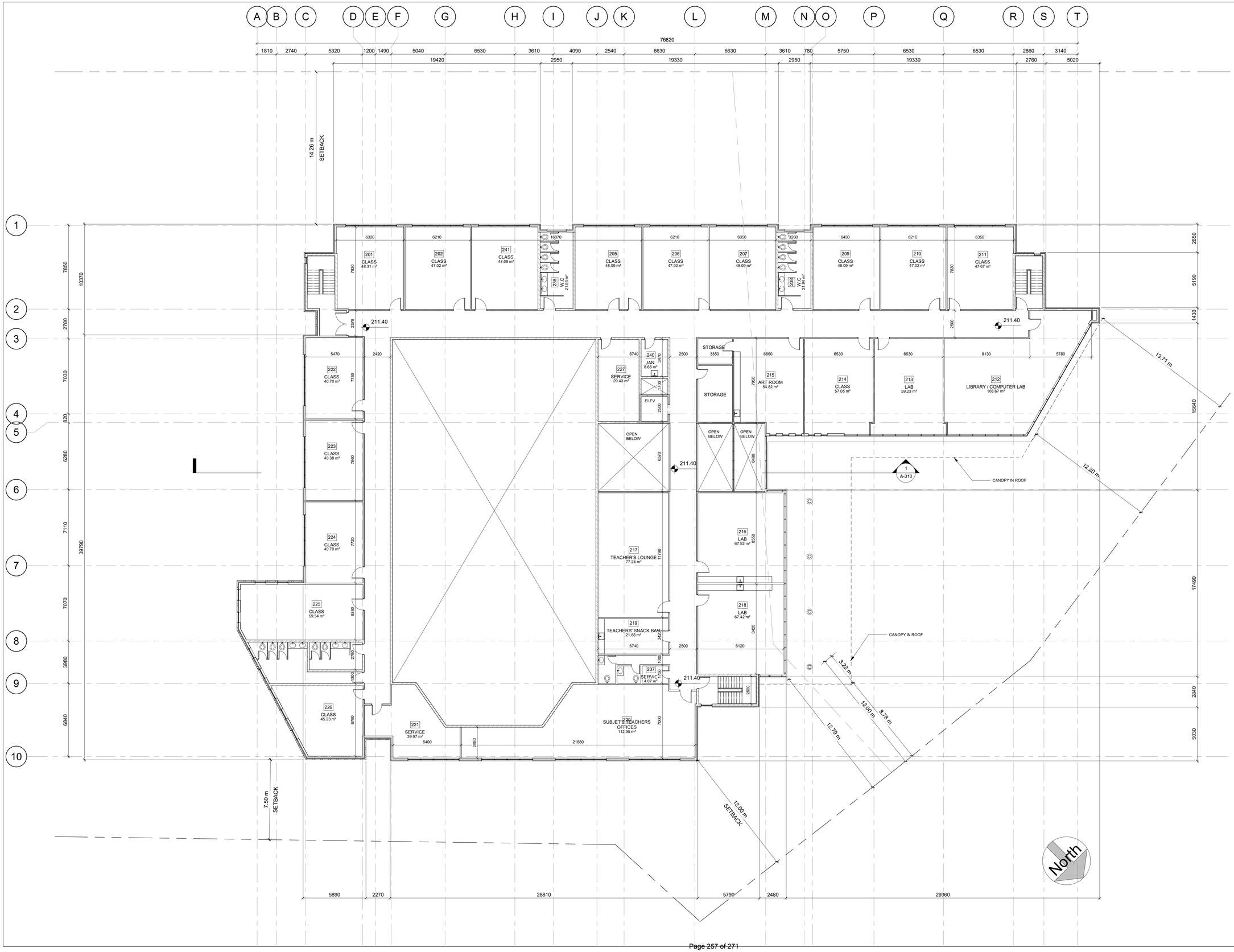

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SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL

SPA-2023-0064

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SECOND FLOOR

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-201

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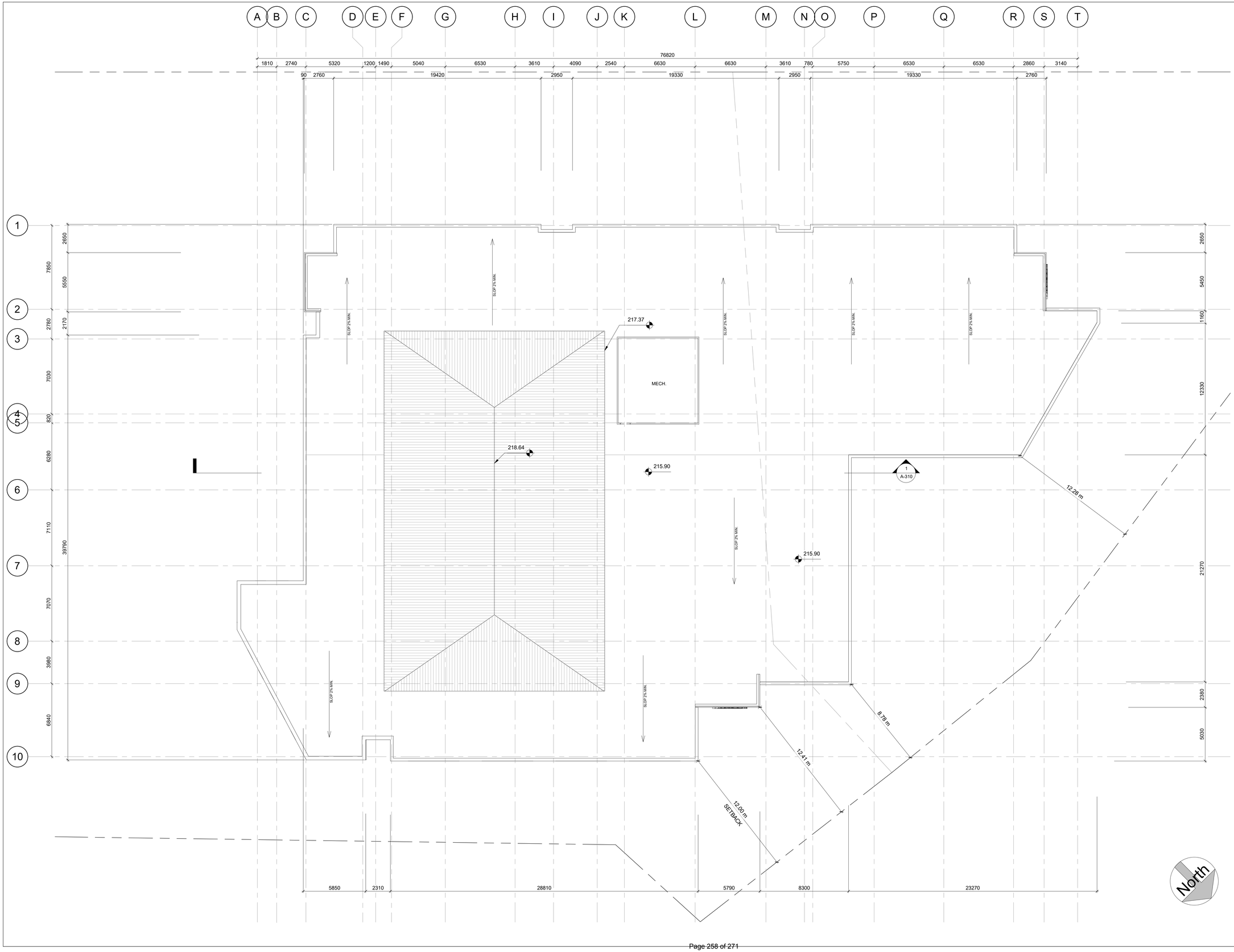

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SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
4	Issued for SPA 3	May/20/25

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SPA-2023-0064

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ROOF

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-202

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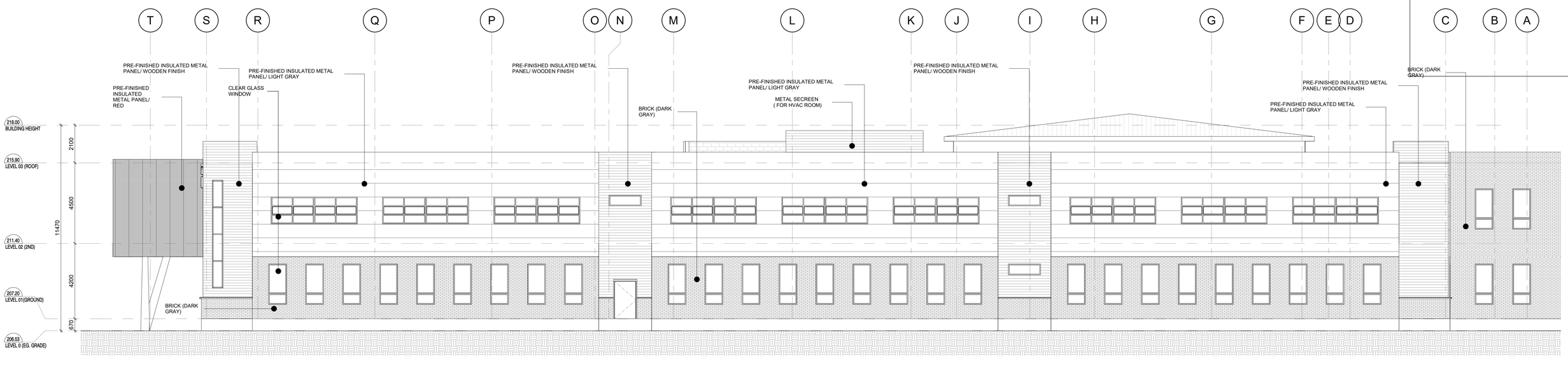

2 WEST ELEVATION
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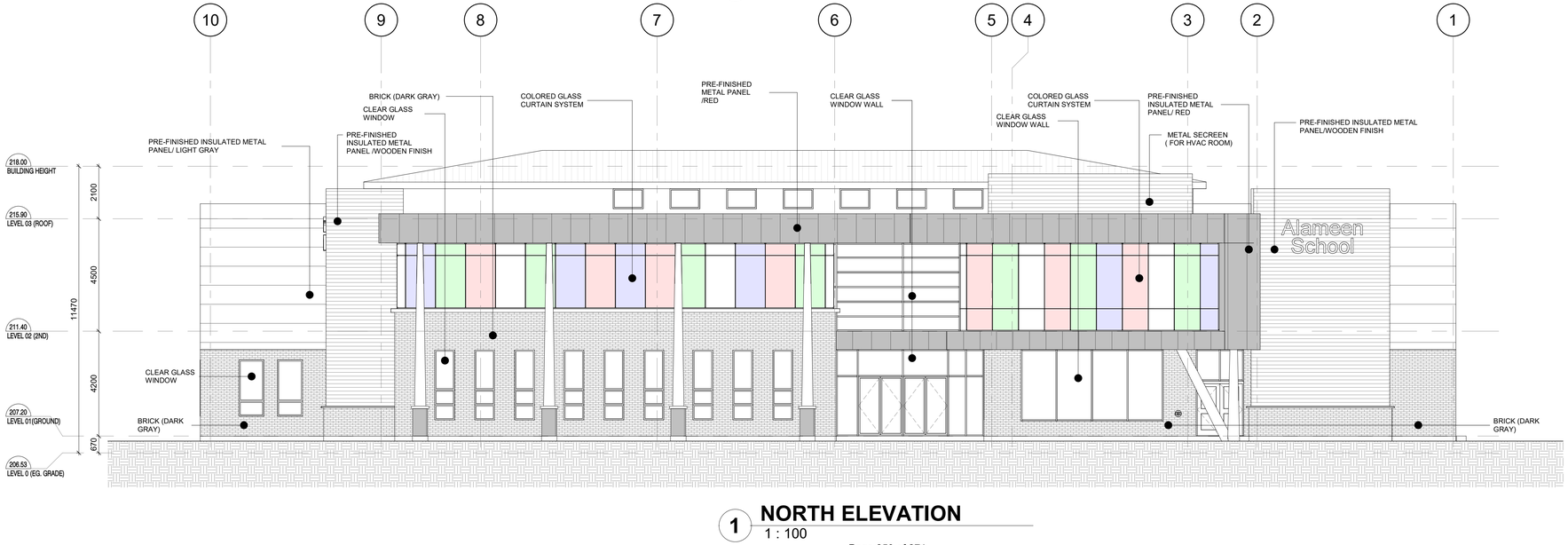

1 NORTH ELEVATION
1 : 100

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SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ELEVATIONS

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Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-301

Scale 1 : 100

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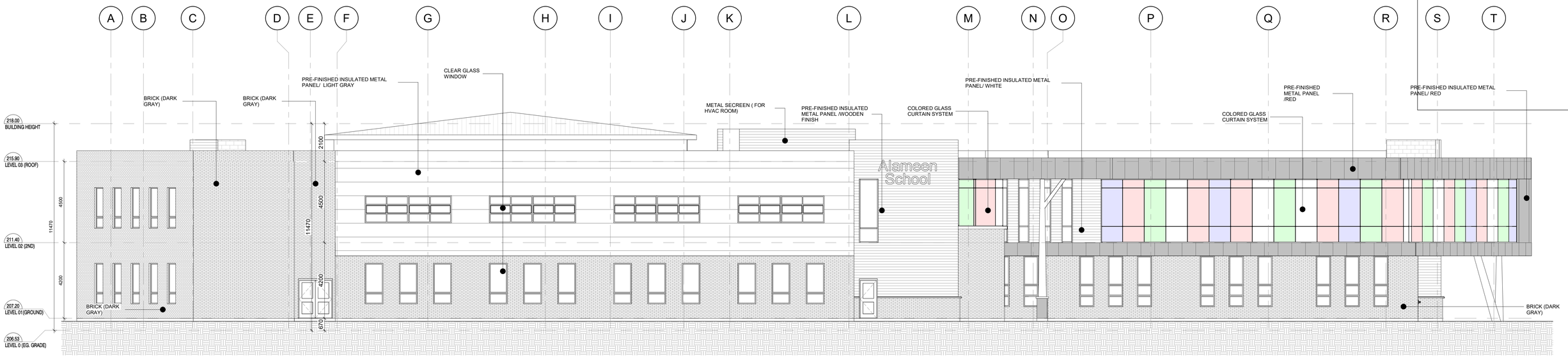

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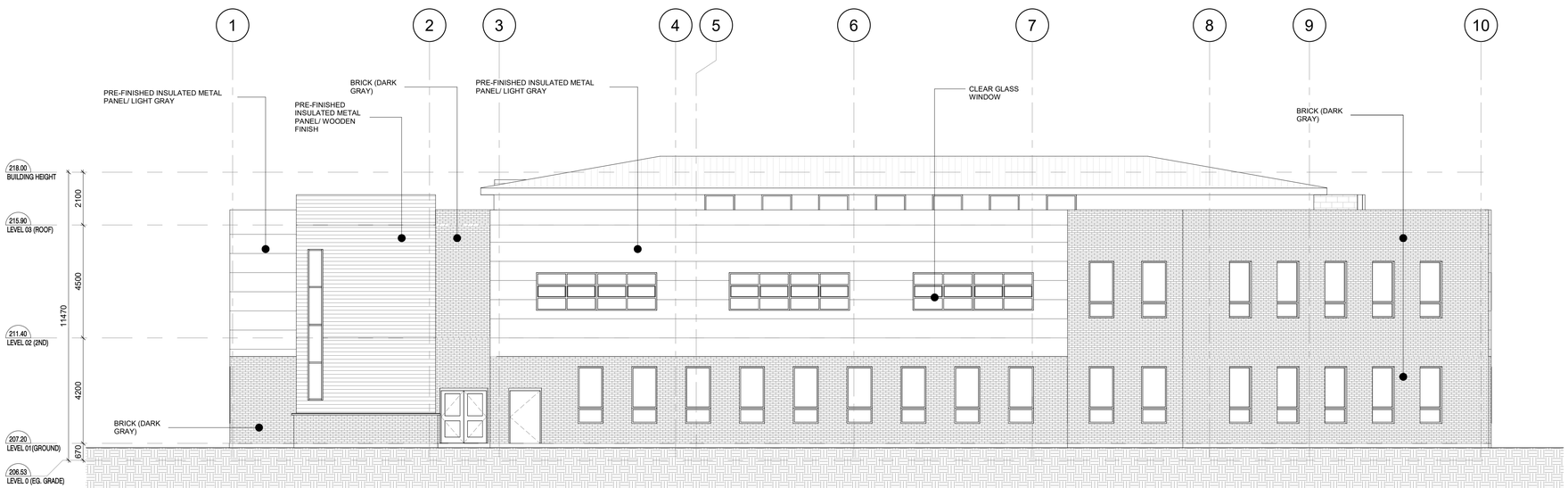

3 SOUTH ELEVATION
1 : 100

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Email: info@ViewportStudio.ca
Phone: +1(437)238-4004

ARCHITECT
Retouche Architecture & Design
retouchearchitecture.com
Mississauga ON
Email: info@retouchearchitecture.com
Phone: +1(647)838-5441

SEAL

No.	Description	Date
1	Issued for COM 0	May/23/23
2	Issued for SPA 1	Apr/23/24
3	Issued for SPA 2	Oct/01/24
4	Issued for SPA 3	May/20/25

AL-AMEEN SCHOOL
SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

ELEVATIONS

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-303

Scale 1 : 100

2025-07-08 10:18:24 PM

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

VIEWPORT

VIEWPORT STUDIO INC.
www.ViewportStudio.ca
Mississauga ON
Email: info@ViewportStudio.ca
Phone: +1(437)238-4004

ARCHITECT

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1	Issued for COM 0	May/23/23
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AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

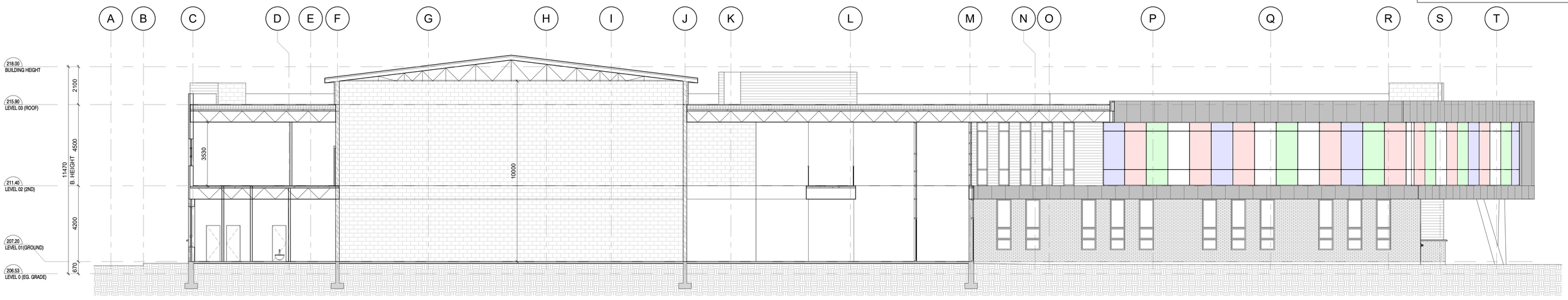
PERSPECTIVES

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-304

Scale

2025-07-08 10:18:27 PM



1 SECTION 1

1 : 100

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER

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AL-AMEEN SCHOOL

SPA-2023-0064

2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SECTION

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK

A-310

Scale 1 : 100

2025-07-08 10:18:29 PM

BRAMPTON

Public Meeting Notice
Committee of Adjustment

Application for Minor Variance

Section 45 of the *Planning Act,* R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**A-2022-0268**
Property Address:	**2257 and 2267 Embelton Road**
Legal Description:	**Chinguacousy, CON 5, WHS, Part Lot 5, Ward 6**
Agent:	**Sami Abu Shanb**
Owner(s):	**Mohammed Iiyas**
Other applications under the *Planning Act*	**nil**
Meeting Date and Time:	**Tuesday, July 29, 2025, at 9:30 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 Day Nursery, whereas the by-law does not permit the use;
2. To permit a maximum building height of 11.47 metres, whereas the by-law permits a maximum building height of 10.6 metres;
3. To permit 22.5% of the front yard to be landscaped open space, whereas the by-law requires 70% of the front yard to be landscaped open space;
4. To permit a proposed roof canopy to encroach 3.22 metres into the front yard setback, resulting in a setback of 8.78 metres from the roof canopy to the front lot line, whereas the by-law permits a roof canopy to encroach a maximum 2 metres into the front yard setback, resulting in a required setback of 10 metres from the roof canopy to the front lot line;
5. To permit a maximum fence height of 1.8 metres in the required front yard, whereas the by-law permits a maximum fence height of 1 metres in the required front yard;
6. To permit a total of 54 parking spaces whereas the by-law requires a minimum 58 parking spaces; and
7. To permit a parallel parking space width of 2.72 metres, whereas the by-law requires a minimum parallel parking space width of 2.75 metres.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, July 24, 2025.**
- 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 **12:00 pm on Thursday, July 24, 2025,** 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.

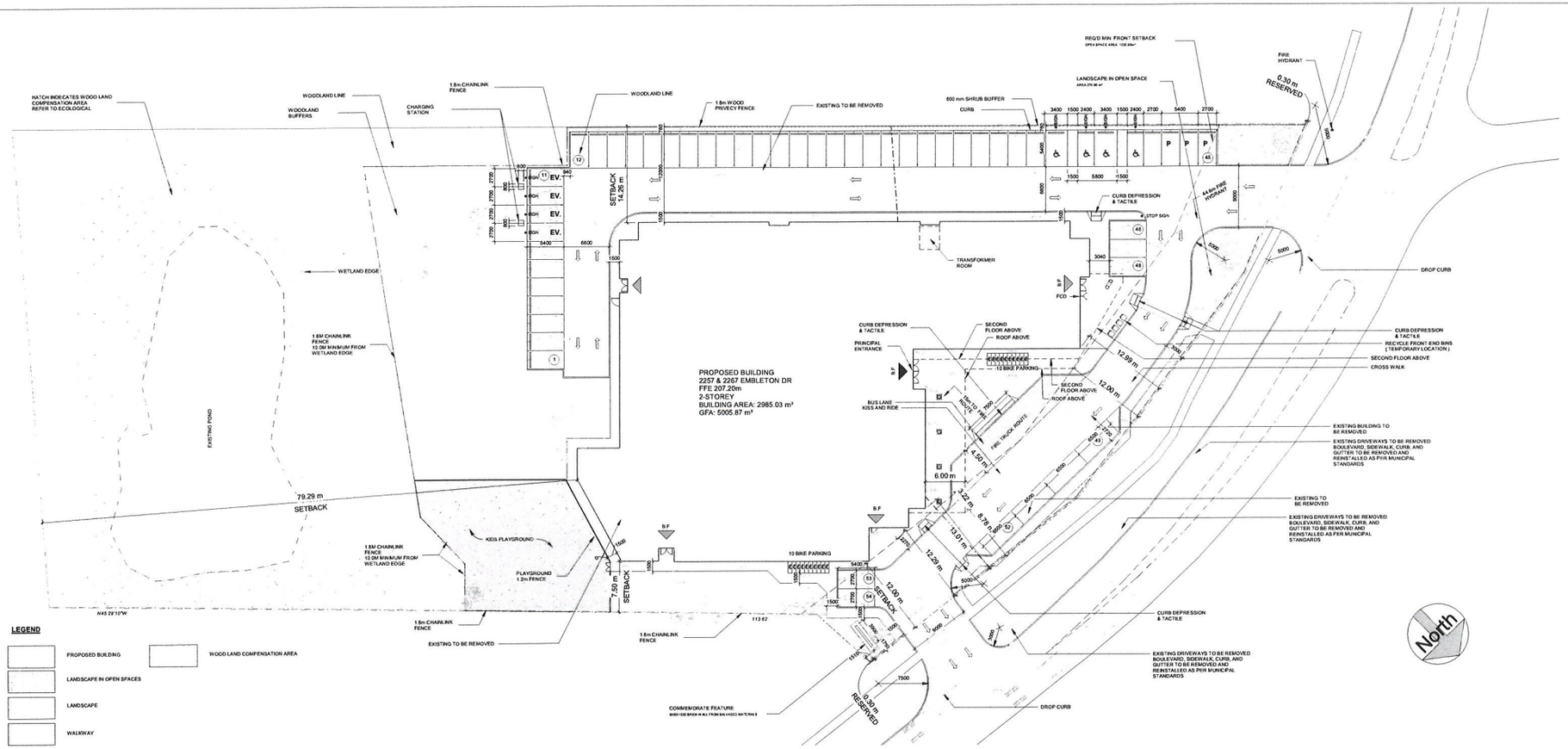
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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.

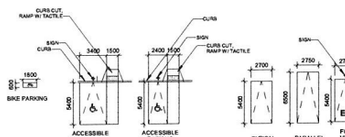
Dated this 14th day of July 2025

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



LEGEND

- PROPOSED BUILDING
- WOOD LAND COMPENSATION AREA
- LANDSCAPE IN OPEN SPACES
- LANDSCAPE
- WALKWAY
- OUTDOOR PLAYGROUND
- 0.3m RESERVED AREA CITY'S LEGAL SERVICES DIVISION
- PROPERTY LINE
- EXISTING BUILDINGS (TO REMOVE)
- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCE
- BARRIER FREE ENTRANCE



STUDENT AND STUFF COUNT

KG TO G12 :
500 STUDENT AND TEACHER

DAY NURSERY :
30 CHILEDREN AND 4 STAFF

GROSS FLOOR AREA	
Name	Area
GROUND GFA	2702.88 m²
2ND GFA	2019.97 m²
GFA	4722.84 m²
BUILDING AREA	2763.85 m²

KEY PALN

REQUIRED PARKING (TABLE 20.3.1)				
CATEGOY	AREA	REQ'D BY-LAW	REQ'D NO. OF CAR PARKING	NOTE
DAY NURSERY	153.17 m²	1 FOR EACH EMPLOYEE +1@10 CHILDREN	7	
ELEMENTARY	2879.66 m²	1@100m²	28.8	
GYM	814.63 m²	25% 1.5@100m² and 75% 1@100m²	9.2	25% AS SECONDARY 75% AS ELEMENTARY
SECONDARY	855.17 m²	1.5@100m²	12.8	
		TOTAL REQUIRED	58	
		TOTAL PROVIDED	54	

ACCESSIBLE PARKING	
REQUIRED	PROVIDED
1 TYPE A + 2 TYPE B	2 TYPE A + 2 TYPE B

FUTURE ELECTRICAL PARKING SPACES	
REQUIRED	PROVIDED
---	4

BICYCLE RACKING SPACES	
REQUIRED	PROVIDED
---	20

CARPOOL PARINGS	3
ELECTRICAL VEHICLE PARKINGS	4

MAJOR OCCUPANCY CLASSIFICATION (OBC) : 3.2.2.23. Group A, Division 2, Any Height, Any Area, Sprinklered
TOTAL COUNT OF STUDENT AND STAFF : 500

SITE STATISTICS			
BY-LAW (204-2010)(253-2021)			
DESCRIPTION	REQ'D BY-LAW	PROVIDED	MINOR VARIANCE
LOT WIDTH	---	65.3m	
LOT FRONTAGE	---	104.54m	
LOT DEPTH	---	191.48m	
ZONE	RHm1	SCHOOL, DAY NURSERY	
MINIMUM LOT AREA	0.4 HECTARES	1.21 HECTARES 12055.39 m²	
MINIMUM LOT WIDTH	45m	72.37m	
MINIMUM LOT DEPTH	N/REQ'D	---	
MINIMUM FRONT YARD DEPTH	12.00m	12.00m	
MINIMUM INTERIOR SIDEYARD WIDTH	7.50m	E: 7.50m W:14.26m	
MINIMUM REAR YARD DEPTH	15.00m	79.29	
PERMITTED FRONT YARD ENCROACHMENT	1.80m	3.22m	NEEDED
MAXIMUM BUILDING HEIGHT	10.6m	11.47m	NEEDED
MAXIMUM LOT COVERAGE	N/REQ'D	22.9%	
MINIMUM LANDSCAPE OPEN SPACES (SEE BELOW)	70% OF FRONT YARD	22.5% OF FRONT YARD	NEEDED
MINIMUM GROUND FLOOR AREA OF MAIN BUILDING	115.00m²	2702.88m²	
FLOOR SPACE INDEX		0.42	

LANDSCAPE AREA	
OPEN SPACES AREA (FRONT YARD)	1200.95m²
LANDSCAPE OPEN SPACES	270.90m²

ESTABLISHED GRADE CALCULATION = AVERAGE OF (206.62 206.90 206.9 206.45 206.38 206.23 206.17 206.58) = **206.53**
REFEREE TO SURVEY

AL-AMEEN ELEMENTARY SCHOOL

DESIGNER
VIEWPORT

ARCHITECT
Retouche Architecture & Design

SEAL

No.	Description	Date
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AL-AMEEN SCHOOL
SPA-2023-0064
2257 & 2267 Embleton Rd, Brampton, ON L6Y 0G2

SITE PLAN

Project number	20-20
Date	JLU/08/2025
Drawn by	SA
Checked by	LK
Scale	As indicated

A-003

2025-07-08 10:17:53 PM

To:
Committee of Adjustment Members
City of Brampton
Email: coa@brampton.ca

From:
Gagan Bajwa
48 Metzak Dr.
Brampton, ON

Date: July 4, 2025
Subject: Request for Fee Reconsideration – Minor Variance Application for 48 Metzak Dr.

Dear Committee Members,
I am writing to respectfully request reconsideration of the application fee of $11,949 assessed for the minor variance submission relating to my property at 48 Metzak Dr., Brampton, in accordance with the process now outlined under the Planning Act.

1. Background and Timeline of Engagement

My engagement with the City began in October 2024, when I initiated the process of legalizing an existing basement and side entrance through the submission of building permit drawings and supporting documentation. These submissions were part of a genuine and proactive effort to ensure compliance with the City's building and zoning requirements.

At that time, no indication was given that a minor variance would be necessary. It was only following a formal zoning review in January 2025—as part of the City's internal permit process—that the requirement for a variance was identified. I acted promptly on this information and submitted the formal Committee of Adjustment (COA) application on February 19, 2025.

This submission came shortly after the implementation of the 2025 fee schedule, which increased the minor variance fee from approximately $700 to $11,949.

2. Request for Fee Reconsideration Based on Procedural Equity

I respectfully submit that the current fee does not accurately reflect the nature or timing of my engagement with the City. Specifically:

- My intent to comply was clearly demonstrated through formal submissions and correspondence beginning in 2024, well before the 2025 fee by-law came into effect.
- The requirement for a variance arose solely through City-led zoning review, not through any inaction or delay on my part.
- Due to procedural timelines and internal City processes, I was effectively unable to submit a COA application under the 2024 fee structure, despite being actively engaged throughout.
- Staff, including Ms. Clara Vani and Mr. François Hémon-Morneau, acknowledged that this situation presents a unique procedural circumstance and directed me to this Committee for

consideration.

This request is not to circumvent policy, but to seek fair and proportional treatment in a situation where the timeline of compliance was influenced by City procedure, not applicant delay.

3. Relief Requested

With the above context in mind, I respectfully request that the Committee:

1. Reassess and reduce the application fee for 48 Metzak Dr. to reflect the 2024 fee schedule, consistent with when my process and intent to comply were established;
2. Include this request on July 29, 2025, Committee agenda, and provide me with the opportunity to speak about the matter if appropriate;
3. Consider this case as an example of where flexibility and fairness are warranted when policy shifts intersect with ongoing compliance efforts.

4. Reference Materials and Record on File

The City of Brampton already has on file a complete record of my engagement, which includes:

- Email correspondence beginning March 1, 2025, outlining my communications with Planning staff, Councillors, and Committee officials;
- An in-person appointment at City Hall on February 28, 2025, at 11:45 a.m., where I sought guidance and reviewed the status of my application process;
- Documentation of formal submissions and permit-related correspondence dating back to October 2024.

These records collectively reflect a clear and continuous intent to comply, well before the fee increase took effect. I trust that this documentation provides sufficient reference for the Committee's review. Should clarification be required, I remain available to attend and respond at the July 29 meeting.

5. Closing Remarks

This request is grounded in a sincere effort to comply with City processes, and in the belief that fairness should guide the interpretation of policy where procedural circumstances are unique. I appreciate the Committee's time and consideration, and I look forward to the opportunity to support this request further if needed.

Thank you for your attention to this matter.

Warm regards,
Gagan Bajwa

From: NODSOLINC
Sent: 2025/07/07 11:18 PM
To: COA <coa@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>
Cc:
Subject: [EXTERNAL]Humble Request to Reconsider Committee of Adjustment Fee Minor Variance Application for 22 Coronation Circle

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Respected Members of the Committee of Adjustment,

I hope this message finds you well.

I am writing to you on behalf of the homeowner of **22 Coronation Circle, Brampton**, with deep humility and respect, to kindly request your reconsideration of the **Committee of Adjustment fee**, which has been advised at approximately **$12,000** for our minor variance application.

We had submitted this application to request relief for two items:

- A **rear yard setback** to accommodate a **modest rear extension** of our home, and
- A **front driveway setback** to adjust the existing layout.

As a homeowner, our intention is simply to improve the functionality of our residence while respecting the character and zoning requirements of the neighbourhood. However, the current fee presents a major financial burden, particularly when compared with other municipalities in Ontario where similar minor variance applications are processed at significantly lower costs.

We fully understand and respect the importance of the Committee's role, and we acknowledge that administrative and planning reviews come with costs. That said, we humbly ask if your office could kindly consider reviewing or offering a more balanced fee structure particularly for individual homeowners like myself pursuing small-scale residential improvements, not large commercial developments.

This request comes with sincere respect for your time, responsibilities, and service to the community. We are grateful for the opportunity to follow the correct planning procedures, and we remain hopeful that some fee relief can be considered in cases like ours.

Thank you very much for your understanding and thoughtful consideration.

You're always welcome to ask any questions.

Regards,

NADEEM ISMAILI,
COO | NODSOLINC

Butcher Street. Beaverton, Ontario |

June 25, 2025

To: The Chair

Committee of Adjustment

City of Brampton

2 Wellington Street West, Brampton, ON L6Y 4R2

Re: File A-2024-0374

Henry Wilson

52 Donna Drive

Good day,

I am writing to you in respect to an agreed suggestion following a meeting which was held on June 18th, 2025 with the Ontario Land Tribunal, the City of Brampton and Henry Wilson regarding the file number noted above. This request is for a fee waiver for a new Minor Variance application.

The file was previously presented to the committee of adjustment at which time the minor variance that was being sought was refused. Immediately prior to that however, I (the homeowner) Mr. Henry Wilson received the staff report in my email 24hours before the meeting. I quickly met with a member of the city staff planning department, where the changes discussed could have been supported by the staff. There, however, was not enough time to withdraw the application to make the discussed changes and I was directed to still appear at the Committee of Adjustment and request a deferral. The deferral however was not granted at the time, the Committee stated that there were enough deferrals given for that day already and so the minor variance was also refused.

With additional guidance, we were directed to the Ontario Land Tribunal where an appeal was made. The hearing was on June 18, 2025. There, we were able to articulate the changes that would align with the OBC. In the hearing at the Ontario Land Tribunal, through the chair, the council representing the city along with myself and my representatives discussed changes in the plan and reported back to the chair. The recommendation was made to withdraw the appeal itself and instead come back to the Committee of Adjustment and request waiver of fees that would be associated with a new submission. The city representatives noted that they will be supporting the request/application for the fee waiver given the circumstances. We do acknowledge that the granting of the deferrals is within the sole discretion of the committee of adjustment. As a small landlord and property owner seeking to play my part in providing housing for Ontario residents, any discretion that can be granted would be greatly appreciated.

The counsel representing the city and my representative discussed the proceedings and how we go forward. The recommendation given was that we agree to a withdrawal of the appeal and that the city representatives will support this application that we're making in this letter to the committee of adjustment for a waiver in the fees hence the same is written. Please consider granting my request and I look forward to hearing from you.

Regards,

Henry Wilson

Request for Reduction in Fee for Minor Variance

Respected Council Members:

I have applied for a minor Variance on my property 128. Abell Drive Brampton. I am requesting for reduction in the fee to previous rates due to following reasons:

City of Brampton fee for Minor Variance is extremely high compared to other municipalities in GTA. The scope of work under this minor variation is minimal and does not require any site visits. The fee charged is not appropriate considering the scope of work involved.

I am a retired citizen who is solely dependent on the rental income of the property. I have paid $11949 using my credit card and it is huge amount for me to repay. I am doing all work by myself as I do not afford to pay a contractor.
I therefore request the honorable members to reduce my fee to the previous rates of $720.

Best Regards
Nasir Bashir
128 Abell Drive Brampton