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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)

Ten Lightbeam Property Inc. (Rajkumar Gandhi)

Address

#16-10 lightbeam terrace, Brampton, L6Y0R4 , ON

Phone #

647-987-4025

Fax #

Email

GANDHI.LAKSHAY@GMAIL.COM
2.

Name of Agent

Chetan Dalal

Address

67 Education Rd., Brampton, L6P3P3, ON

Phone #

6475125278

Fax #

Email

contact@jnddesignstudio.ca
3.

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

Proposal to request 37.82% of the total G.F.A to be used as retail area whereas the bylaw allows a maximum of 15% of total G.F.A to be used as a retail area.
4.

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

We are proposing 37.82% of the total G.F.A to be used as retail area however the maximum permitted retail area is 15% of the total Gross Floor Area (G.F.A)as per the bylaw.
5.

Legal Description of the subject land:

Lot Number

Plan Number/Concession Number

PLAN M2002 BLK 86

Municipal Address

16-10 LIGHTBEAM TERR.
6.

Dimension of subject land (in metric units)

Frontage

8.93M

Depth

30.81M

Area

298.42 SM
7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

Seasonal Road

Other Public Road

Water

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Office/Warehouse Unit: Ground Floor Area - 298.42 SM

Gross Floor Area: 406.30 SM (Including Mezzanine)

Number of Storeys: 1

Width: 8.93M

Depth: 30.81M

Height: 8.81M to underside of deck from unfinished warehouse(3.02 Ground Floor Area)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Interior alteration to an existing ground floor 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 As Existing

Rear yard setback As Existing

Side yard setback NA

Side yard setback NA

PROPOSED

Front yard setback As Existing

Rear yard setback As Existing

Side yard setback NA

Side yard setback NA

10. Date of Acquisition of subject land: _____

11. Existing uses of subject property: Office/Warehouse

12. Proposed uses of subject property: Office/Retail + warehouse

13. Existing uses of abutting properties: Office/Warehouse

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 ☒

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 _____

Chutan Dalal
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 06 DAY OF September, 2023.

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, Chutan Dalal, 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 06 DAY OF

September, 2023.

[Signature]
A Commissioner etc.

Chutan Dalal
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, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M4-2349

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

Todd Payne
Zoning Officer

Sept 6, 2023

Date

DATE RECEIVED

Sept 6, 2023

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: #16-10 Lightbeam Terrace

I/We, RAJ KUMAR GANDHI
please print/type the full name of the owner(s)

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

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 14 day of AUGUST, 2023.

x Raj Kumar Gandhi
(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: #16-10 Lightbeam Terrace

I/We, RAJ KUMAR GANDHI
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.

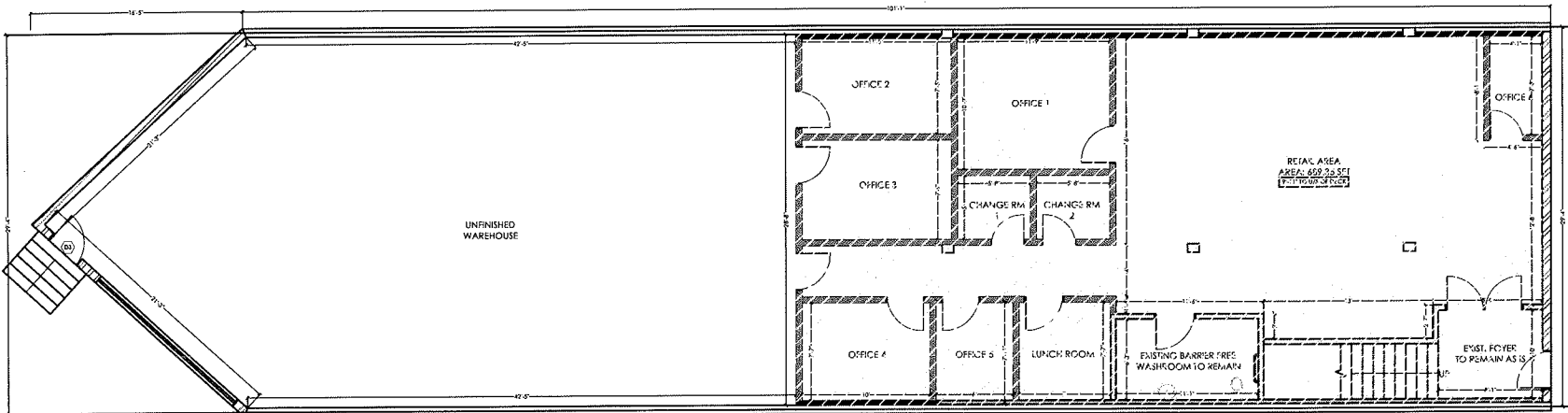
Dated this 14 day of AUGUST, 20 23.

x Raj Kumar Gandhi
(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



PROPOSED GROUND FLOOR PLAN
SCALE 1/125
AREA STATISTICS:
GROUND FLOOR AREA = 3212.29 SFT / 298.42 SM
EXISTING MEZZANINE FLOOR AREA = 1154.19 SFT / 107.22 SM (INCLUDING COVD. MEZZANINE AREA = 228 SFT / 21.9 SM)
TOTAL GROSS FLOOR AREA = 4366.48 SFT / 405.64 SM
PERMITTED RETAIL AREA (1.5% OF TOTAL G.F.A.) = 654.97 SFT / 60.84 SM
PROPOSED RETAIL AREA = 1654.31 SFT / 153.68 SM (37.88%)
REQUESTED VARIANCE:
1. TO ALLOW A MAXIMUM RETAIL AREA OF 37.88% (1654.31 SFT / 153.68 SM) WHEREAS THE BYLAW ALLOW A MAXIMUM 15% OF RETAIL AREA OF THE TOTAL G.F.A.
***NOTE: THIS FLOOR PLAN IS ONLY FOR MINOR VARIANCE APPLICATION.**

GENERAL NOTES

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- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS.



PROJECT NORTH



TRUE NORTH

ENGINEER

ARCHITECT

NO	REVISION/ISSUE	DATE

JOB NAME:

LOCATION:
UNIT #16, 10 LIGHTBEAM TR.,
BRAMPTON, ON

DRAWING:
PROPOSED GROUND FLOOR PLAN

DRAWN BY:
DATE: 22/08/2023
SCALE: 1:125

SHEET:

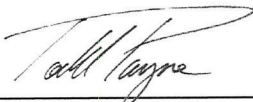
A3

Zoning Non-compliance Checklist

File No.
A-2023-0282

Applicant: Ten Lightbeam Property Inc. (Rajkumar Gandhi)
Address: 16-10 Lightbeam Terrace
Zoning: M4-2349
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a retail area of 37.88% of the total gross floor area of the associated use	Whereas the By-law permits a maximum retail area of 15% of the total gross floor area of the associated use	2349.1(b)iii
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
OTHER –			


Reviewed by Zoning

Sept 6, 2023
Date