

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) 1000683094 Ontario Inc. (Gurpreet Dhaliwal)

Address 42 REGAN RD BRAMPTON, ON. L7A 1B4 UNIT 11-14

Phone # 416-456-6743 Fax #

Email lovedhaliwal@gmail.com/ dhaliwalgurpreet@hotmail.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 FOOD MANUFACTURING FACILITY/ TAKE-OUT

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

WHERE AS THE ZONING BY-LAW DOES NOT PERMIT FOOD MANUFACTURING FACILITY/ TAKE-OUT

5. Legal Description of the subject land:

Lot Number

Plan Number/Concession Number PT BLK D PL M285; PT BLK O PL M286

Municipal Address 42 REGAN RD BRAMPTON, ON, L7A 1B4 UNIT 11-14

6. Dimension of subject land (in metric units)

Frontage N/A

Depth N/A

Area 154.54M²

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.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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

10. Date of Acquisition of subject land: Dec 11 2023

11. Existing uses of subject property: COMMERCIAL

12. Proposed uses of subject property: COMMERCIAL

13. Existing uses of abutting properties: COMMERCIAL

14. Date of construction of all buildings & structures on subject land: 4 APRIL, 2017

15. Length of time the existing uses of the subject property have been continued: 6

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 _____

JGL
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 2nd DAY OF Feb, 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, TANVIR RAI, 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 02 DAY OF
February, 2024.

[Signature]
A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

JGL
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M4A-186

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

Amanda Dickie

Zoning Officer

January 30, 2024

Date

DATE RECEIVED

Feb 2, 2024

Date Application Deemed
Complete by the Municipality

VL

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: 42 Regan Road Unit 11-14, L7A 1C8 , Brampton ON

I/We, 1000683094 Ontario Inc. (Gurpreet Dhaliwal)
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 29 day of January, **20**24.

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

Gurpreet Dhaliwal
(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: 42 Regan Road Unit 11-14, L7A 1C8 , Brampton ON

I/We, 1000683094 Ontario Inc.
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 29 day of January, 2024.

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

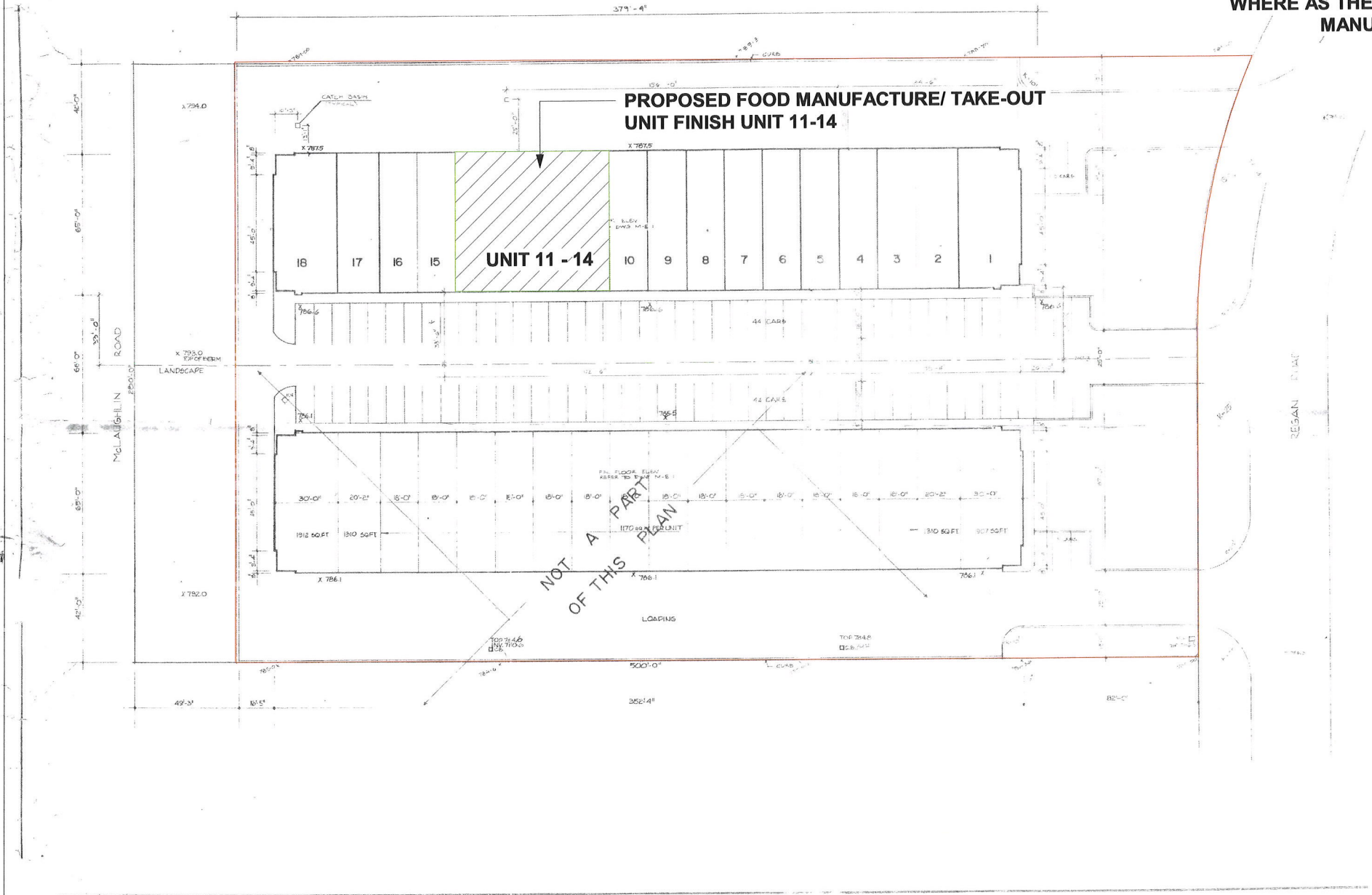
Gurpreet Dhaliwal
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

MINOR VARIANCE

- TO PERMIT A FOOD MANUFACTURING FACILITY/ TAKE-OUT
WHERE AS THE ZONING BY-LAW DOES NOT PERMIT FOOD
MANUFACTURING FACILITY/ TAKE-OUT



NOBLE PRIME SOLUTIONS LTD 19-2131 WILLIAMS PKWY BRAMPTON	INFO@NOBLELTD.CA	DATE: JAN 12/24	DRAWN BY: VS	PROJECT NUMBER: 24C-29245	DWG No: A2	SITE	ADDRESS: 42 REGAN RD, BRAMPTON UNIT - 11, 12, 13, 14		
	(437) 888 1800 (905) 782 5261	SCALE: 1" = 30'-0"	CHECKED BY: JB					01 ISSUED FOR PERMIT	

Zoning Non-compliance Checklist

File No.
A - 2024-0020

Applicant: 1000683094 Ontario Inc. (Gurpreet Dhaliwal)
Address: 42 Regan
Zoning: M4A-186
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit the manufacturing of food with accessory take out	Whereas the By-law does not permit the use	186.1
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			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Amanda Dickie
Reviewed by Zoning

January 30, 2024
Date