



Report Committee of Adjustment

Filing Date: February 2, 2024

Hearing Date: March 19, 2024

File: A-2024-0020

**Owner/
Applicant:** GURPREET DHALIWAL

Address: 42 Regan Road, Unit 11-14

Ward: WARD 2

Contact: Ellis Lewis, Assistant Development Planner

Recommendations:

That application A-2024-0020 be deferred no later than the last hearing of May 2024.

Background:

The requested variance seeks to permit the manufacturing of food with accessory retail, whereas the by-law does not permit the use. The property is currently vacant and located in a commercial plaza where uses such as manufacturing and warehousing are currently in operation. As per the submitted application form, Staff are aware that the retail area will be utilized for the pickup of packaged food that will be prepared at the facility. According to the letter of use that was submitted by the applicant, there have not been requests for on-site dining to be provided on the property and there will be no exterior modifications to the site.

Existing Zoning:

The property is zoned 'Industrial Four A- Special Section 186 (M4A-186)', according to By-law 270-2004, as amended.

Requested Variance:

1. To permit the manufacturing of food with accessory retail, whereas the by-law does not permit the use.

Current Situation:

The applicant is requesting a variance to permit the manufacturing of food with accessory retail, whereas the by-law does not permit the use.

Staff have reviewed the submission material provided by the applicant and have determined that additional information is required. In review of the application, it was recognized that a letter of authorization from the Condominium Corporation is required. It is noted under the "Appointment And Authorization Of Agent" section of the Minor Variance application form that there is a requirement for unit owners within a Peel Standard Condominium Corporation to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to the submission of an application. It is noted that signatures from all members of the Board of Directors is required. Staff will give the applicant sufficient time to collect signatures from all directors of the board, showing support for the submission of the application.

Staff are suggesting that there be a deferral for the review of the application to a date no later than the last hearing of May 2024 as this will allow sufficient time for the applicant to provide adequate information and for Staff to review and provide additional feedback, where necessary. Staff have discussed the above noted matters with the applicant and will be working closely with them to resolve any concerns, prior to presenting a recommendation to the Committee of Adjustment.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Ellis Lewis".

Ellis Lewis, Assistant Development Planner