



## Report Committee of Adjustment

**Filing Date:** September 11, 2023  
**Hearing Date:** March 19, 2024  
**File:** A-2023-0282  
**Owner/  
Applicant:** TEN LIGHTBEAM PROPERTY INC  
JND Design Studio (Chetan Dalal)  
**Address:** 16-10 Lightbeam Terrace  
**Ward:** 6  
**Contact:** Megan Fernandes, Planning Technician

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### Recommendations:

That application A-2023-0282 be withdrawn.

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### Background:

#### Existing Zoning:

The property is zoned 'Industrial M4 – Special Section 2349 (M4-2349)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a retail area of 30.11% of the total gross floor areas 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.

### Current Situation:

The minor variance application is submitted to permit a retail area of 30.11% of the total gross floor areas 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.

Staff reviewed the application when first submitted for the October 3<sup>rd</sup> Committee of Adjustment Hearing. The applicant requested a variance to permit a retail area of 37.88% of the total gross floor areas 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.

Based on the information received at the time, staff recommended a refusal of the application as the requested increase did not meet the four tests required for a minor variance application. Furthermore, insufficient information was provided to staff to justify the proposed increase. As part of the revised variance, the applicant has provided a cover letter outlining the justification for the increased retail area.

On Wednesday, March 6, 2024 Planning Staff received an alternate proposal from the applicant and owner which proposed an office area of 108.93 sq.m (26.85%) and eliminated the previously depicted retail space. The Industrial Four (M4) Special Section 2349 zone permits industrial and non-industrial uses including offices with no restrictions of the Gross Floor Area of the use. Furthermore, planning staff have received confirmation that there will be no variances required regarding parking for the unit.

The new proposal is compliant with all zoning requirements, the minor variance application is no longer required and can be withdrawn.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Assistant Development Planner

## **COVER LETTER**

### **TO WHOMSOEVER IT MAY CONCERN**

**Address: #16 – 10 Lightbeam Tr.**

**Minor Variance Application No.: A2023-0282**



This cover letter serves as an explanation for the need of above said minor variance application. For the above said property the warehouse space would be used as storage of inventory of imported clothing. We have requested to allow us a 26.85% of total G.F.A to be used as office space for the operations and administration work. This space will help in enhancing and supervising the work, people and goods in an effective manner.

We hope this letter serves the purpose of explaining the requirement of the retail/office space and we are hopeful for the committee to support this application.

Thank You

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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:	SHEET: <div>A3</div>
DATE: 22/08/2023	
SCALE: 1:125	

