

Flower City



brampton.ca

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

APPLICATION NUMBER:

"B" 2024-0010

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 2868335 ONTARIO INC.
(print given and family names in full)

Address 44 West Drive - Brampton - L6T 3T6

Phone # 416 564 4748 Fax # _____

Email tigerkaushal@gmail.com

(b) Name of Authorized Agent IDM(2005)CONSULTANTS INC.

Address 5325 Harvester Rd. - Burlington - ON - L7L 5K4

Phone # 905-928-2542 Fax # _____

Email PREM_TEWARI@HOTMAIL.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: SEVERANCE FOR LOT 44

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.

TBA

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

a) Name of Street WEST DRIVE Number 40-44

b) Concession No. PT BLK C PL 640 CHINGUACOUSY PT 1, 43R1551 Lot(s) _____

c) Registered Plan No. _____ Lot(s) _____

d) Reference Plan No. PIN: 141610242 Lot(s) _____

e) Assessment Roll No. ARN: 211009002308305 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) 44 WEST DRIVE

a) Frontage 92.16m (302.37 Ft) Depth 76.29m (250.31 Ft) Area 7030.89 Sq.m

b) Existing Use COMMERCIAL Proposed Use COMMERCIAL

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
 (existing) ONE BUILDING - COMMERCIAL
 (proposed) TBA

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

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?
N/A

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<u></u>	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<u></u>	

7. Description of retained land: (In metric units) 40 WEST DRIVE

a) Frontage 137.33m (450.55Ft) Depth 72.29m (237.31 Ft) Area 9088.99 Sq.m.

b) Existing Use COMMERCIAL Proposed Use COMMERCIAL

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

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

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?

N/A

f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): _____

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>

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	M1A - INDUSTRIAL	M1A - INDUSTRIAL
Official Plans	BRAMPTON, ON, L6T 3T6 Roll Number: 10-09-0-023-08305-0000	BRAMPTON, ON, L6T 3T6 Roll Number: 10-09-0-023-08310-0000
City of Brampton	Ward: 3	Ward: 3
Region of Peel	Property Description: PLAN 640 PT BLK C RP 43R1551 PART 1	

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 # _____ Status/Decision _____

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

Yes No

Date of Transfer _____ Land Use _____

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	N/A	
Zoning By-law Amendment	N/A	
Minister's Zoning Order	N/A	
Minor Variance	N/A	
Validation of the Title	N/A	
Approval of Power and Sale	N/A	
Plan of Subdivision	N/A	

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 19 of APRIL this 19 day of APRIL, 2024.

Check box if applicable:

Santosh K Sharma I have the authority to bind the Corporation
Signature of Applicant, or Authorized Agent, see note on next page

DECLARATION

I, PREM TEWARI of the Town of Oakville in the County/District/Regional Municipality of Halton solemnly declare that all the statements contained in this 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 Town of Oakville in the Province of ONTARIO this 19 day of May, 2024

Prem Tewari
Signature of applicant/solicitor/authorized agent, etc.

Maria Bendavsky LSO # 806105
Signature of a Commissioner, etc.

Professional Corporation
62 Kent Street, Unit 2
Oakville, Ontario L6K 3B2

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 May 16, 2024
Date Application Deemed Complete by the Municipality Clara

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, SANTOSH SHARMA 2868335 ONTARIO INC.

(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. IDM(2005)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. IDM(2005)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. IDM(2005)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 19 day of APRIL, 2024.

Santosh K Sharma

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

(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

LOCATION OF THE SUBJECT LAND: 40-44 WEST DRIVE - BRAMPTON

I/We, SANTOSH SHARMA 2868335 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 19 day of APRIL, 20²⁴.

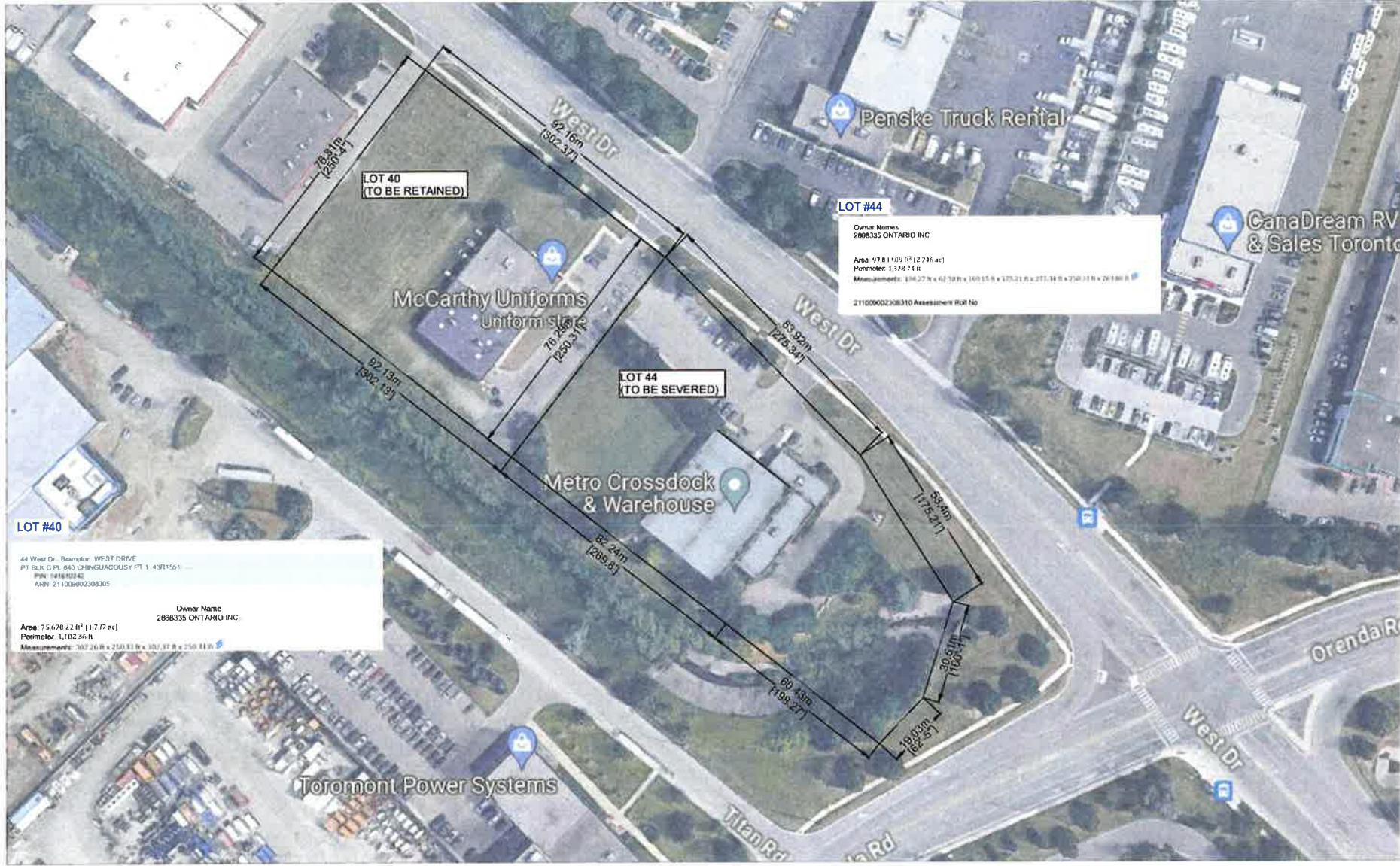
Santosh K Sharma

(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



LOT 40
(TO BE RETAINED)

LOT #44

LOT #40

44 West Dr., Brampton WEST DRIVE
PT BLK C PL 640 CHINGUACOUSY PT 1 43R1561
PIN: 181810382
ARN: 211009002308305

Owner Name
2888335 ONTARIO INC
Area: 75,678.23 m² (17.77 ac)
Perimeter: 1,102.36 ft
Measurements: 387.26 ft x 250.83 ft x 320.17 ft x 250.83 ft

Owner Name:
2888335 ONTARIO INC
Area: 97,811.09 m² (22,864 ac)
Perimeter: 1,528.74 ft
Measurements: 344.27 ft x 462.38 ft x 400.15 ft x 375.21 ft x 275.34 ft x 240.31 ft x 261.98 ft
211009002308310 Assessment Roll No

LOT 44
(TO BE SEVERED)

McCarthy Uniforms
Uniform Store

Metro Crossdock
& Warehouse

Penske Truck Rental

CanaDream RV
& Sales Toronto

Toromont Power Systems

West Dr
92.16m
(302.37')

West Dr
83.92m
(275.34')

76.81m
(252.11')

92.13m
(302.19')

82.24m
(269.81')

58.40m
(191.57')

80.43m
(264.17')

30.51m
(100.07')

19.03m
(62.43')

Orenda Rd

Titan Rd

1a Rd

West Dr