



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

FILE NUMBER: A-2024-0258

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)** WAHEGURU MANAGEMENT INC(BALBIR BHARWALIA)
Address 4-68 EASTERN AVE
BRAMPTON ON L6W 1X8

Phone # 416-671-0671 **Fax #** _____
Email simran.walia@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 MOTOR VEHICLE REPAIR SHOP AT UNIT #4, HAVING NO OUTDOOR STORAGE
-TO PERMIT A RECREATIONAL USE; 1 BADMINTON COURT, 1 VOLLEYBALL COURT, AND ACCESSORY OFFICES AT UNIT #7, HAVING NO OUTDOOR STORAGE;
-TO PERMIT A TOTAL OF 121 PARKING SPACES (EXCLUSIVE OF 12 "TRUCK PARKING SPACES").

4. **Why is it not possible to comply with the provisions of the by-law?**
[Empty box for response]

5. **Legal Description of the subject land:**
Lot Number _____
Plan Number/Concession Number PLAN 518 PT BLKS B,R
Municipal Address 4-68 EASTERN AVE BRAMPTON ON L6W 1X8

6. **Dimension of subject land (in metric units)**
Frontage 191.68
Depth 91.44
Area 1.51 HA

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way 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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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	9.71
Rear yard setback	8.16
Side yard setback	36
Side yard setback	51.57

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: 1980

11. Existing uses of subject property: INDUSTRIAL

12. Proposed uses of subject property: INDUSTRIAL

13. Existing uses of abutting properties: INDUSTRIAL

14. Date of construction of all buildings & structures on subject land: 1980-1996

15. Length of time the existing uses of the subject property have been continued: 28 YEARS

16. (a) What water supply is existing/proposed?

Municipal Other (specify) _____
Well

(b) What sewage disposal is/will be provided?

Municipal Other (specify) _____
Septic

(c) What storm drainage system is existing/proposed?

Sewers Other (specify) _____
Ditches
Swales

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 _____

Pavneet Kaur
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 04 DAY OF June, 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, Pavneet Kaur, 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
Region OF Peel
IN THE Province OF
Ontario THIS 4th DAY OF
June, 2024.

Pavneet Kaur
Signature of Applicant or Authorized Agent

A Commissioner of Oaths
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309 - 50 Sunny Meadows Blvd.,
Brampton Ontario L6R 0Y7
Ph# 905-791-2500; Fax # 905-790-7757

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
Present Zoning By-law Classification: _____

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

Zoning Officer Date

DATE RECEIVED July 5, 2024
Date Application Deemed _____

VL

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: 68 Eastern Ave, Brampton L6W 1X8

I/We, Waheguru Management Inc

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 8th day of May, 2024.

Balbir Bharwalia

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

Balbir Singh Bharwalia

(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: 68 EASTERN AVENUE BRAMPTON L6W 1X8

I/We, Waheguru Management 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 8TH day of MAY, 20²⁴.

Balbir Bharwalia

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

Balbir Singh Bharwalia

(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 MOTOR VEHICLE REPAIR SHOP AT UNIT #4, HAVING NO OUTDOOR STORAGE;

-TO PERMIT A RECREATIONAL USE; 1 BADMINTON COURT, 1 VOLLEYBALL COURT, AND ACCESSORY OFFICES AT UNIT #7, HAVING NO OUTDOOR STORAGE;

-TO PERMIT A TOTAL OF 121 PARKING SPACES (EXCLUSIVE OF 12 "TRUCK PARKING SPACES").

PARKING REQUIREMENTS:

PARKING SPACE SIZE: 2.70m X 5.40m
ACCESSIBLE PARKING SPACE SIZE: TYPE A - 3.40m X 5.40m
TYPE B - 2.40m X 5.40m

SITE STATISTICS

STANDARD	REQUIRED	PROVIDED	EXISTING
LOT AREA (MIN)	-	15060 m2	YES
LOT FRONTAGE (MIN)	30m	191.68m	YES
BUILDING COVERAGE (MAX)	-	4969 m2	-
BUILDING WIDTH (MIN)	-	-	-
BUILDING SETBACKS (MIN)	-	-	-
FRONT YARD	9.0m	9.71m	YES
REAR YARD	7.0m	8.16m	YES
INTERIOR SIDE	4.0m	3.0-36.01-51.17m	YES
EXTERIOR SIDE	6.0m	-	-
BUILDING HEIGHT	2 STOREYS	1 STOREY	YES
LANDSCAPE AREA (MIN)	-	-	-
PLANTING STRIP WIDTH	-	-	-
FRONT	3.0m	3.0m	-
INTERIOR SIDES	3.0m	3.0m	-
PARKING SPACE SETBACK	-	-	-
FRONT	-	-	-
OTHER	-	-	-
DRIVEWAY WIDTH	-	6.0m, 12.0m	-

BUILDING USE:

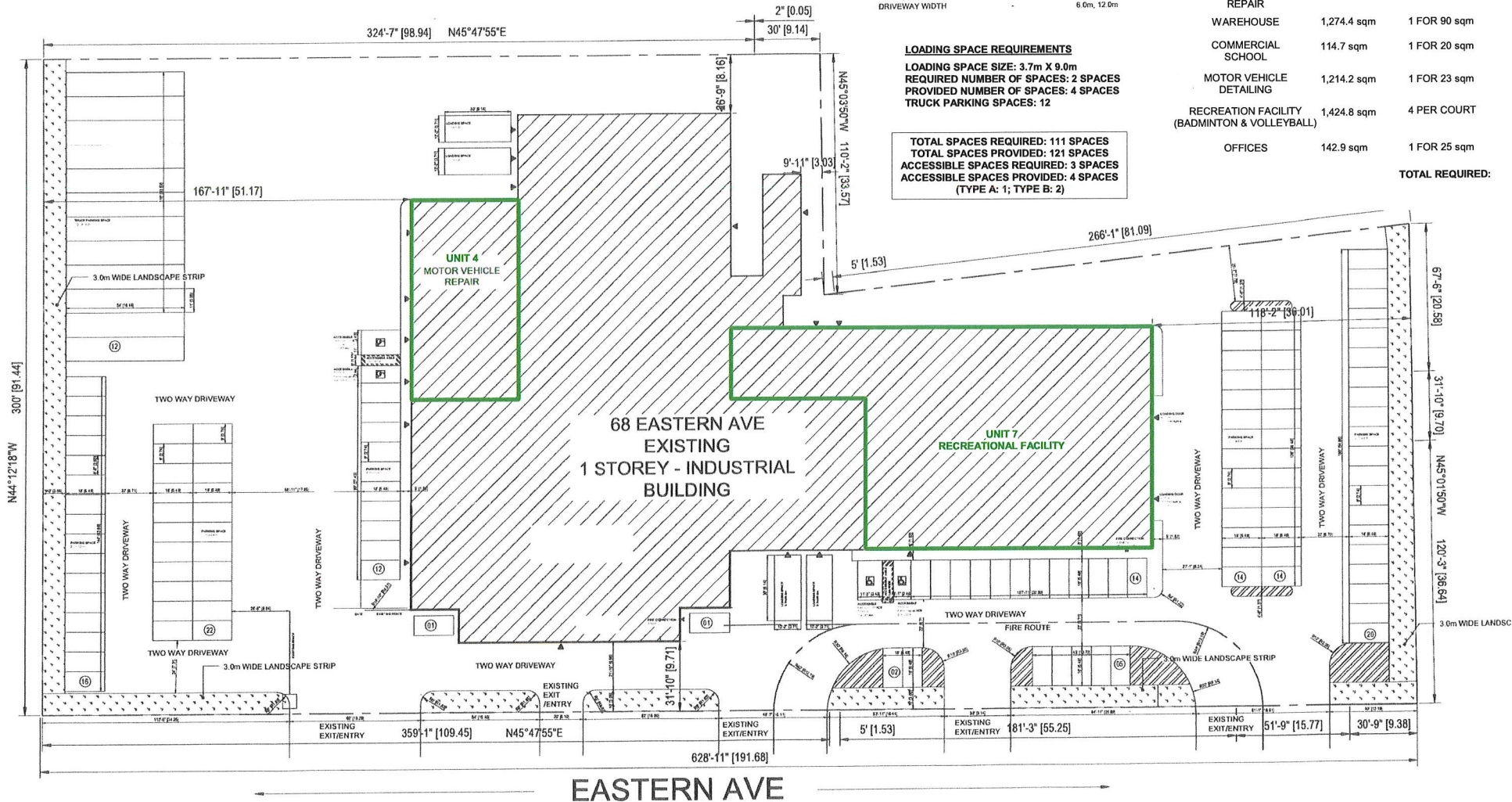
UNIT NO.	AREA	USE
1.	114.7 sqm	COMMERCIAL SCHOOL
2.	683.2 sqm + (130.8 sqm MEZANINE)	MOTOR VEHICLE DETAILING
3.	649.3 sqm	VEHICLE STORAGE (WAREHOUSE)
4.	422.2 sqm	PROPOSED MOTOR VEHICLE REPAIR
5.	1,274.4 sqm	WAREHOUSE
6.	400.2 sqm	MOTOR VEHICLE DETAILING
7.	1424.8 sqm	RECREATION FACILITY (BADMINTON & VOLLEYBALL)
	+ (142.9 sqm MEZANINE)	OFFICES (MEZANINE)

USE	AREA	PARKING RATE	PARKINGS REQUIRED
MOTOR VEHICLE REPAIR	422.2 sqm	1 FOR 18 sqm	23.5
WAREHOUSE	1,274.4 sqm	1 FOR 90 sqm	14.16
COMMERCIAL SCHOOL	114.7 sqm	1 FOR 20 sqm	5.7
MOTOR VEHICLE DETAILING	1,214.2 sqm	1 FOR 23 sqm	52.8
RECREATION FACILITY (BADMINTON & VOLLEYBALL)	1,424.8 sqm	4 PER COURT	8
OFFICES	142.9 sqm	1 FOR 25 sqm	5.7
TOTAL REQUIRED:			110.3

LOADING SPACE REQUIREMENTS

LOADING SPACE SIZE: 3.7m X 9.0m
REQUIRED NUMBER OF SPACES: 2 SPACES
PROVIDED NUMBER OF SPACES: 4 SPACES
TRUCK PARKING SPACES: 12

TOTAL SPACES REQUIRED: 111 SPACES
TOTAL SPACES PROVIDED: 121 SPACES
ACCESSIBLE SPACES REQUIRED: 3 SPACES
ACCESSIBLE SPACES PROVIDED: 4 SPACES
(TYPE A: 1; TYPE B: 2)



SITE PLAN

STAMP

01 ISSUED FOR VARIANCE MAY 28/24

ADDRESS:
#4 - 68 EASTERN AVE
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 24C-30033

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAY 28/24 DWG No:
SCALE: A2.5

NOBLE PRIME SOLUTIONS LTD

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON

info@nobletld.ca
(437) 888 1800

FLOOR PLAN

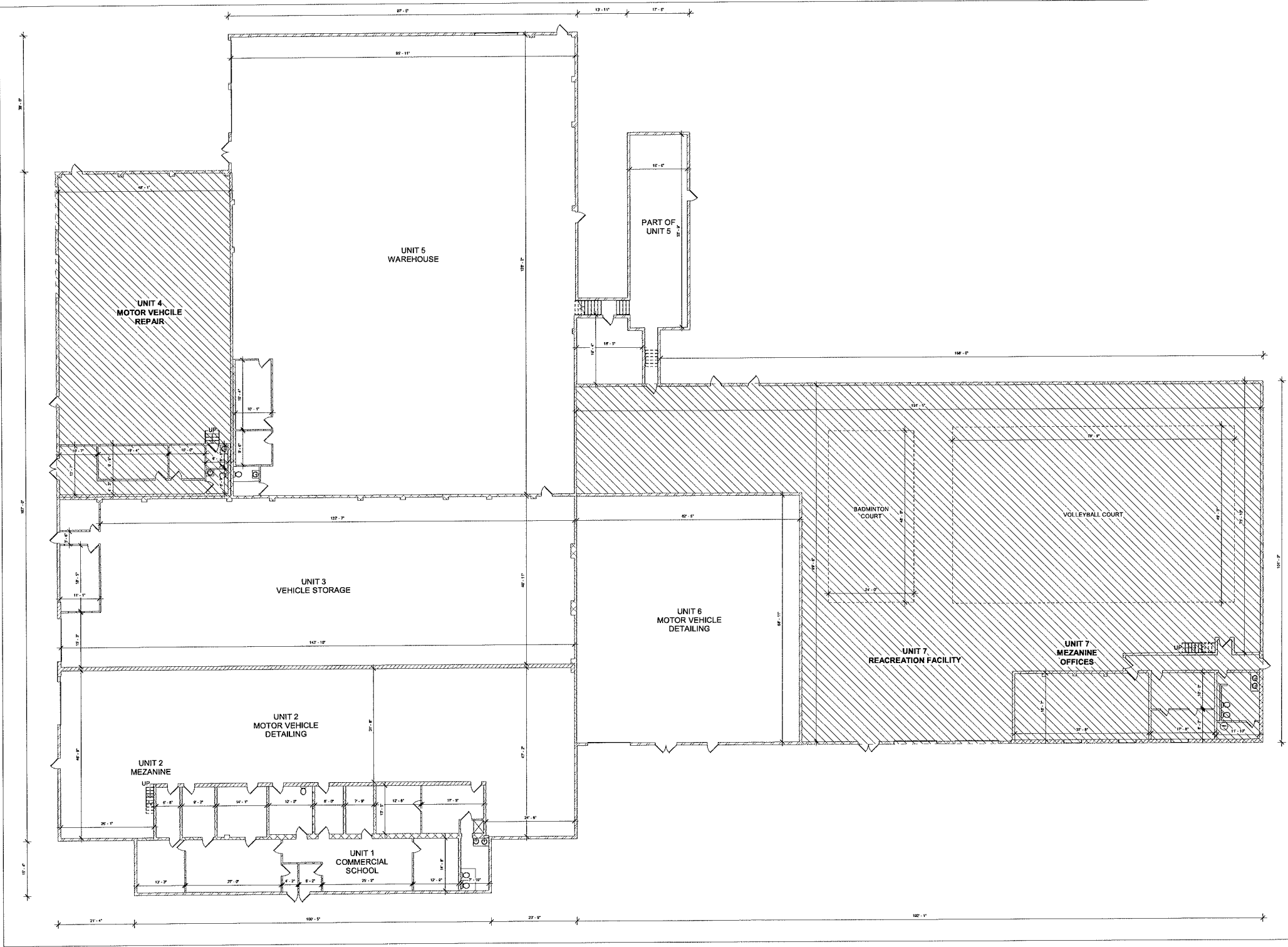
No.	Description	Date

**#4 - 68 EASTERN AVE
BRAMPTON, ON**

Project number	24C-30033
Date	MAY 28/24
Drawn by	SHK
Checked by	TR

A3

Scale 1" = 20'-0"



NOBLE PRIME SOLUTIONS LTD

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON

info@nobleltd.ca
(437) 888 1800

MEZANINE PLAN

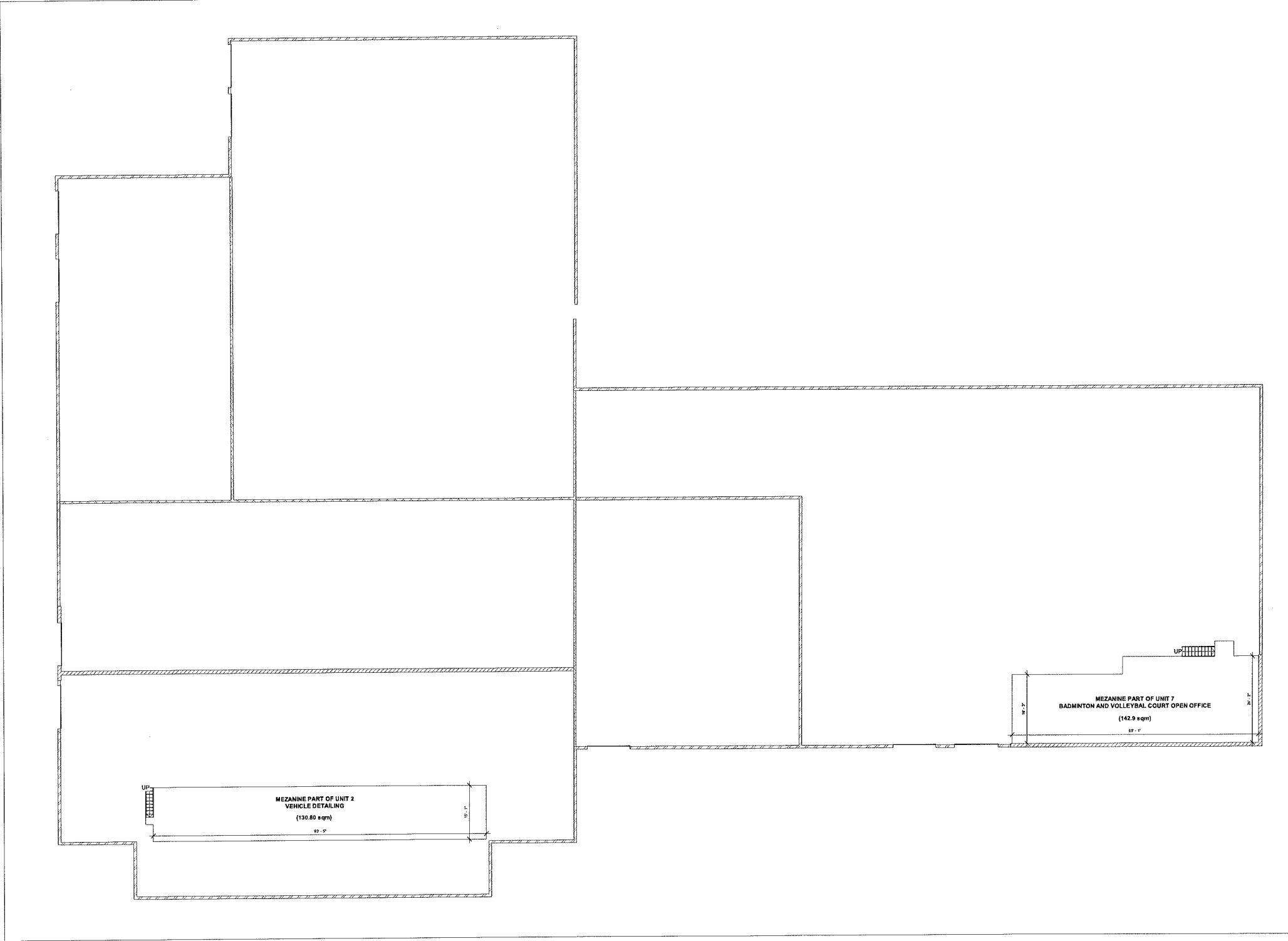
No.	Description	Date

**#4 - 68 EASTERN AVE
BRAMPTON, ON**

Project number	24C-30033
Date	MAY 28/24
Drawn by	Author
Checked by	TR

A3.5

Scale 1 : 150



Zoning Non-compliance Checklist

File No.

A-2024-0258

Applicant: WAHEGURU MANAGEMENT INC (BALBIR BHARWALIA)

Address: 68 Eastern Ave, Brampton, ON L6W 1X8

Zoning: FD

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a motor vehicle repair shop at unit #4, having no outdoor storage.	Whereas the by-law only permits a building, structure, or use that was existing on the date of the passing of by-law 262-2019.	29.4.1.a
	To permit a recreational use; 1 Badminton Court, 1 Volleyball Court, and accessory offices at unit #7, having no outdoor storage.	Whereas the by-law only permits a building, structure, or use that was existing on the date of the passing of by-law 262-2019.	29.4.1.a
PARKING	To permit a total of 121 parking spaces (exclusive of 12 "Truck Parking Spaces").	Whereas the by-law requires a total of 125 parking spaces.	20.3, 30.5
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral
Reviewed by Zoning

2024-07-02
Date