



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

FILE NUMBER: A-2024-0336

*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)** 1000230870 Ontario Inc and 1000506010 ONTARIO INC.  
**Address** 155 SALVATION RD BRAMPTON, ON, L7A 0W7

**Phone #** +1 (416) 823-2000 **Fax #** \_\_\_\_\_  
**Email** Garry.bhaura@century21.ca Garry.bhaura@presidentrealty.ca

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 OFFICE AS A PERMITTED NON-RESIDENTIAL USE FOR THIS PROPERTY

4. **Why is it not possible to comply with the provisions of the by-law?**  
WHEREAS ZONING BY-LAW DOES NOT PERMIT OFFICE AS A NON-RESIDENTIAL USE

5. **Legal Description of the subject land:**  
**Lot Number** 11  
**Plan Number/Concession Number** CONC 3 WHS PT  
**Municipal Address** 155 SALVATION RD BRAMPTON, ON, L7A 0W7

6. **Dimension of subject land (in metric units)**  
**Frontage** N/A  
**Depth** N/A  
**Area** N/A

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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

**PROPOSED**

Front yard setback \_\_\_\_\_  
 Rear yard setback \_\_\_\_\_  
 Side yard setback \_\_\_\_\_  
 Side yard setback \_\_\_\_\_

- 10. Date of Acquisition of subject land: Oct 26, 2023

- 11. Existing uses of subject property: RESIDENTIAL

- 12. Proposed uses of subject property: COMMERCIAL

- 13. Existing uses of abutting properties: \_\_\_\_\_

- 14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

- 15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

- 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 _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 26<sup>th</sup> DAY OF August, 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 \_\_\_\_\_

Aug THIS 26<sup>th</sup> DAY OF

Aug, 2024.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

A Commissioner for the Province of Ontario  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Sunny Meadow 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: \_\_\_\_\_

RHM1

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

\_\_\_\_\_  
Shiza Athar  
Zoning Officer

\_\_\_\_\_  
2024/08/30  
Date

DATE RECEIVED Sept 4, 2024  
Date Application Deemed \_\_\_\_\_

✓

**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: 155 Salvation Road Brampton

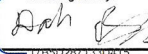
I/We, 1000230870 Ontario Inc and 1000506010 ONTARIO INC.  
please print/type the full name of the owner(s)

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 \_\_\_\_\_ day of Jul-08-2024, **20**\_\_\_\_\_.

DocuSigned by:  


DocuSigned by:  


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

Davinder Bhaura      Jaswinder Bhaura

(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**

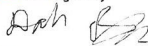
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 155 Salvation Road Brampton Ont

I/We, 1000230870 Ontario Inc 1000506010 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 \_\_\_\_\_ day of Jul-16-2024, **20**\_\_\_\_\_.

DocuSigned by:  


DocuSigned by:  


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

Davinder Bhaura

Jaswinder Bhaura

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

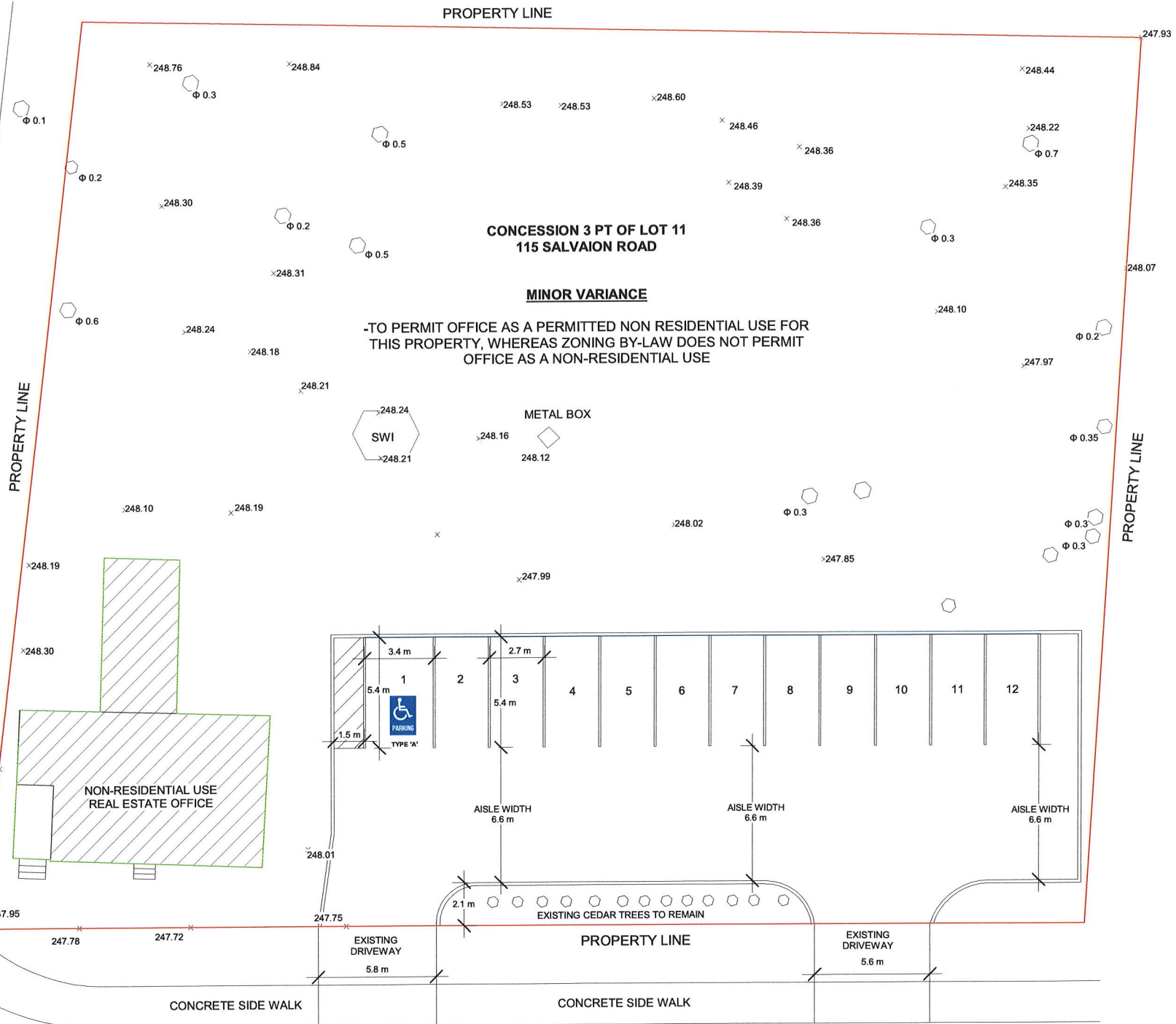
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

SALVATION ROAD

CONCRETE SIDE WALK

PROPERTY LINE

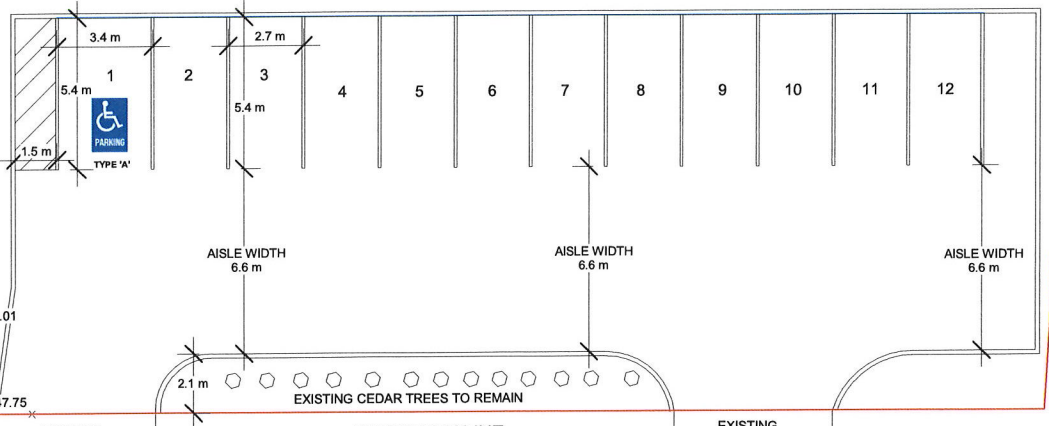


PROPERTY LINE

CONCESSION 3 PT OF LOT 11  
115 SALVAION ROAD

**MINOR VARIANCE**

-TO PERMIT OFFICE AS A PERMITTED NON RESIDENTIAL USE FOR  
THIS PROPERTY, WHEREAS ZONING BY-LAW DOES NOT PERMIT  
OFFICE AS A NON-RESIDENTIAL USE



CONCRETE SIDE WALK

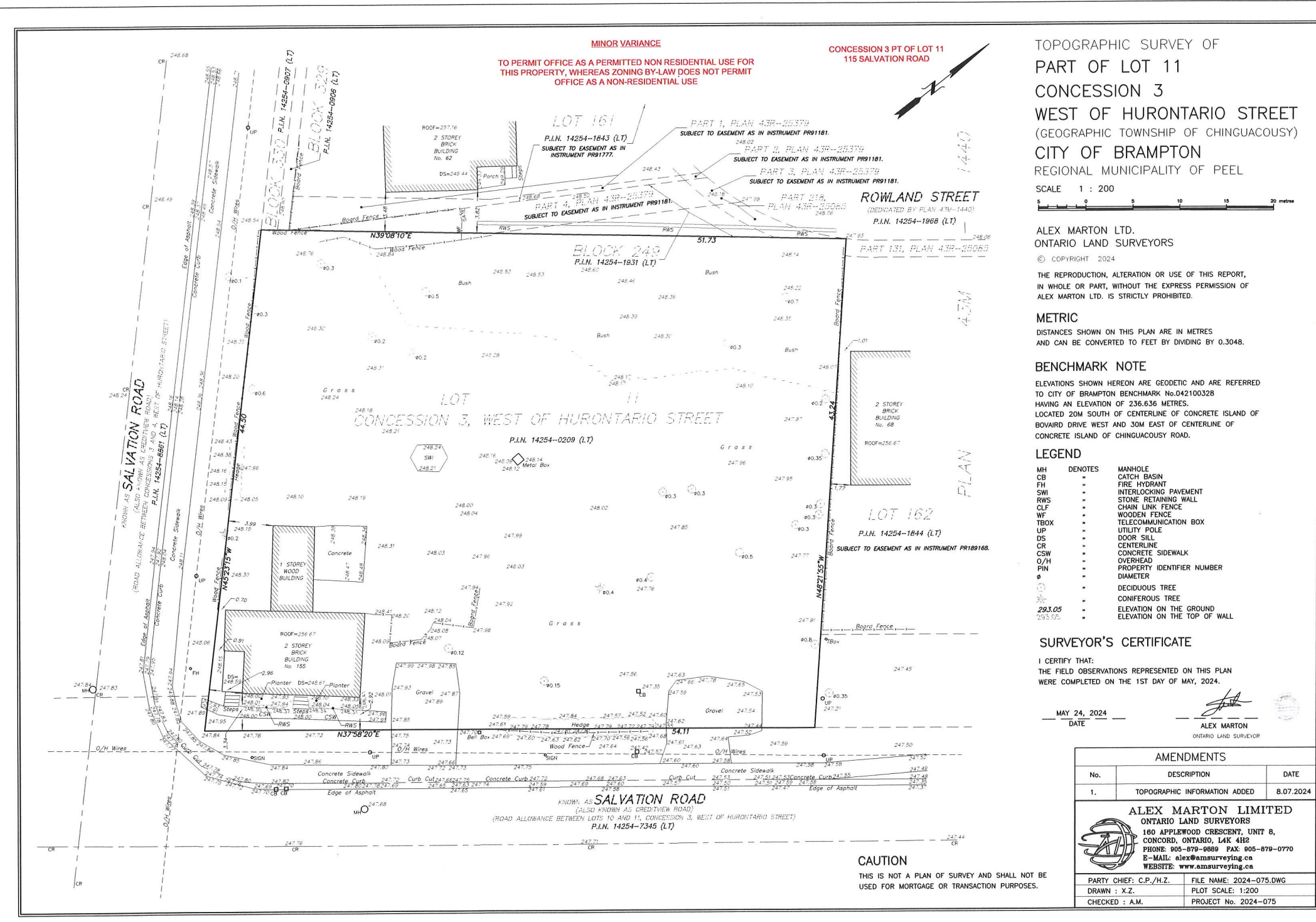
CONCRETE SIDE WALK

SALVATION ROAD

GROSS FLOOR AREA OF OFFICES: 163.23 SQM

<p>THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.</p>	
<p>The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer</p>	
<p>QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)</p>	
DESIGNER	BCIN
Tanvir Rai	103482
	
FIRM	BCIN
Noble Prime Solutions Ltd	118716
<p>JULY 20/23</p>	
01 ISSUED FOR PERMIT	JULY 20/23
<p>ADDRESS: 155 SALVATION ROAD, BRAMPTON, ON. L7A0G2</p>	
DRAWN BY: SHK	CHECKED BY: TR
<p>PROJECT NUMBER: 24R-00000</p>	
<p><b>NOBLE PRIME SOLUTIONS LTD.</b> 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON. info@nobleltd.ca (437) 888 1800</p>	
DATE: JULY 20/23	DWG No:
SCALE: 1 : 200	A-1

SITE PLAN



**MINOR VARIANCE**  
 TO PERMIT OFFICE AS A PERMITTED NON RESIDENTIAL USE FOR  
 THIS PROPERTY, WHEREAS ZONING BY-LAW DOES NOT PERMIT  
 OFFICE AS A NON-RESIDENTIAL USE

CONCESSION 3 PT OF LOT 11  
 115 SALVATION ROAD

TOPOGRAPHIC SURVEY OF  
 PART OF LOT 11  
 CONCESSION 3  
 WEST OF HURONTARIO STREET  
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200

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 ONTARIO LAND SURVEYORS  
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 IN WHOLE OR PART, WITHOUT THE EXPRESS PERMISSION OF  
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**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED  
 TO CITY OF BRAMPTON BENCHMARK No.042100328  
 HAVING AN ELEVATION OF 236.636 METRES.  
 LOCATED 20M SOUTH OF CENTERLINE OF CONCRETE ISLAND OF  
 BOVAIRD DRIVE WEST AND 30M EAST OF CENTERLINE OF  
 CONCRETE ISLAND OF CHINGUACOUSY ROAD.

- LEGEND**
- |        |         |                              |
|--------|---------|------------------------------|
| MH     | DENOTES | MANHOLE                      |
| CB     | "       | CATCH BASIN                  |
| FH     | "       | FIRE HYDRANT                 |
| SWI    | "       | INTERLOCKING PAVEMENT        |
| RWS    | "       | STONE RETAINING WALL         |
| CLF    | "       | CHAIN LINK FENCE             |
| WF     | "       | WOODEN FENCE                 |
| TBOX   | "       | TELECOMMUNICATION BOX        |
| UP     | "       | UTILITY POLE                 |
| DS     | "       | DOOR SILL                    |
| CR     | "       | CENTERLINE                   |
| CSW    | "       | CONCRETE SIDEWALK            |
| O/H    | "       | OVERHEAD                     |
| PIN    | "       | PROPERTY IDENTIFIER NUMBER   |
| Ø      | "       | DIAMETER                     |
| ○      | "       | DECIDUOUS TREE               |
| ⊙      | "       | CONIFEROUS TREE              |
| 293.05 | "       | ELEVATION ON THE GROUND      |
| 293.05 | "       | ELEVATION ON THE TOP OF WALL |

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN  
 WERE COMPLETED ON THE 1ST DAY OF MAY, 2024.

MAY 24, 2024  
 DATE

ALEX MARTON  
 ONTARIO LAND SURVEYOR

AMENDMENTS		
No.	DESCRIPTION	DATE
1.	TOPOGRAPHIC INFORMATION ADDED	8.07.2024

**ALEX MARTON LIMITED**  
 ONTARIO LAND SURVEYORS  
 180 APPLEWOOD CRESCENT, UNIT 8,  
 CONCORD, ONTARIO, L4K 4H2  
 PHONE: 905-879-9889 FAX: 905-879-0770  
 E-MAIL: alex@amsurveying.ca  
 WEBSITE: www.amsurveying.ca

PARTY CHIEF: C.P./H.Z.	FILE NAME: 2024-075.DWG
DRAWN : X.Z.	PLOT SCALE: 1:200
CHECKED : A.M.	PROJECT No. 2024-075

**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE  
 USED FOR MORTGAGE OR TRANSACTION PURPOSES.



## NOBLE ELITE SOLUTIONS LTD

19-2131 Williams Pkwy, Brampton, L6S 5Z4

[info@nobleltd.ca](mailto:info@nobleltd.ca), [www.nobleltd.ca](http://www.nobleltd.ca), 437-888-1800



Aug 27, 2024

Subject: Minor Variance Application for 155 Salvation Rd, Brampton

Our application is for a minor variance for the property located at 155 Salvation Rd, Brampton, situated at the northeast corner of Salvation Rd and Commuter Dr.

The purpose of this minor variance application is to allow for office use in conjunction with other non-residential uses on the property, which is currently zoned RHm1. We are requesting that office use be included as part of the non-residential uses permitted under the minor variance.

The existing non-residential uses permitted on the property include:

- Purposes accessory to the other permitted uses
- A park, playground, recreational area, and community centre established and operated by a public authority or its agent
- Place of worship
- Public or private school
- Cemetery
- Nursing home
- Greenhouse or nursery

The owner of the property intends to use the existing building for office purposes as an interim use while working with the town to develop the property in line with the medium-density residential designation outlined in the secondary plan.

Regards

Tanvir Rai



# Zoning Non-compliance Checklist

File No.

A - 2024-0336

Applicant: Pavneet Kaur

Address: 155 Salvation Rd

Zoning: RHM1

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit an office,	whereas the by-law does not permit the use.	11.4.1
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			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/08/30

Date