



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** 16 Lisa St Ltd.
Address Unit 1- 16 Lisa St, Brampton, ON, L6T 5R2

Phone # 647 986 1514 **Fax #** _____
Email sdhaaliwal@gmail.com

2. **Name of Agent** Valiuddin Mohammed
Address 6 Ripon St, Mississauga, ON, L4T 1E2

Phone # 416 627 4100 **Fax #** _____
Email info@mechways.com

3. **Nature and extent of relief applied for (variances requested):**
1. The nature and extent of relief applied for is a minor variance to permit the use of Unit-1, 16 Lisa Street, Brampton, as a childcare facility. This involves changing the classification of the unit from either Group D or Group E to Assembly Group A, Division 2, according to the Ontario Building Code
2. To seek relief from zoning by law to allow a total of 45 spaces for all uses.

4. **Why is it not possible to comply with the provisions of the by-law?**
1. The existing classification of the building (either Group D or Group E) does not permit the operation of a childcare facility, which falls under Assembly Group A, Division 2. Therefore, a minor variance is needed to change the classification to allow for the proposed use as a childcare facility.
2. Based on Special Section 810, the minimum number of parking spaces required is 53. The existing parking spaces available for the building is 53. Out of which, 8 parking spaces will be used for the out door play area for the proposed daycare. Hence seeking relief for the reduced parking spaces to 45

5. **Legal Description of the subject land:** CONC 3 EHS PT BLK 5 PT 1 ON 43R19164 BLDG A
Lot Number 5
Plan Number/Concession Number CON. 3 E.H.S.
Municipal Address 1-16 LISA ST, BRAMPTON, ON, L6T 5R2

6. **Dimension of subject land (in metric units)**
Frontage 100.58 m
Depth 43.00 m
Area 4205.16 sqm

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

Existing Building is one storey high
Height: 6.09m, Width: 22.68m, Length: 21.50m
Building Area: 384.61 sqm, Play Area: 408.61 sqm, Site Area: 4205.16 sqm
First Floor GFA: 384.61 sqm
Basement GFA: 295.76 sqm

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Empty lines for proposed buildings/structures.

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 14.81 m
Rear yard setback 5.17 m
Side yard setback 22.46 m (exterior side towards dixie road)
Side yard setback 23.32 m (upto Unit 2)

PROPOSED

Front yard setback
Rear yard setback
Side yard setback
Side yard setback

10. Date of Acquisition of subject land: Oct 2022

11. Existing uses of subject property: COMMERCIAL

12. Proposed uses of subject property: DAY CARE

13. Existing uses of abutting properties: COMMERCIAL

14. Date of construction of all buildings & structures on subject land: 1997

15. Length of time the existing uses of the subject property have been continued: 27 years since 1997

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

Municipal [checked] Other (specify)
Well []

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

Municipal [checked] Other (specify)
Septic []

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

Sewers [checked] 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 _____

VALIUDDIN MOHAMMED
Digitally signed by VALIUDDIN MOHAMMED
DN: cn=VALIUDDIN MOHAMMED, o=MEGWAYS INC,
email=mechways@gmail.com, c=CA
Date: 2024.09.13 15:38:26 -0400

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Mississauga _____
THIS 13 DAY OF Sep, 20 24.

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.

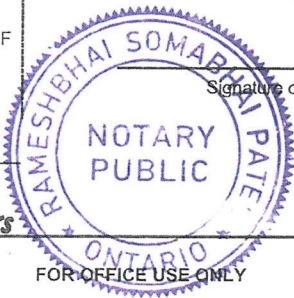
I, Valiuddin Mohammed, OF THE _____ Region OF _____
IN THE _____ City _____ OF _____ Mississauga _____ SOLEMNLY DECLARE THAT:

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
City OF Toronto
IN THE Province OF
Ontario THIS 13th DAY OF
September, 20 24

VALIUDDIN MOHAMMED
Digitally signed by VALIUDDIN MOHAMMED
DN: cn=VALIUDDIN MOHAMMED, o=MEGWAYS INC,
email=mechways@gmail.com, c=CA
Date: 2024.09.13 15:39:32 -0400

Signature of Applicant or Authorized Agent



Rameshbhai Somabhai Patel
Ramesh Patel & Associate Lawyers
Professional Corporation

127 Westmore Dr. Unit # 101,
Toronto, ON, M9V 3Y6
Tel: 416-742-2999 Fax: 416-742-3888
mail@rplawoffice.net

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 Sep 26, 2024

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: Unit 1-16 Lisa St, Brampton, ON L6T 5R2

I/We, 16 Lisa Street Ltd.
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Valiuddin Mohammed, Mechways Inc

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 20th day of September, 2024.

DocuSigned by:

Dhruv Nagpal

0846CA23D24E4CF

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

Dhruv Nagpal

(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.

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: Unit 1 - 16 Lisa st, Brampton, ON, L6T 5R2

I/We, 16 Lisa Street Ltd.
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 20th day of September, 2024.

DocuSigned by:
Dhruv Nagpal
08486A34D84E48F

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

Dhruv Nagpal

(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

ASPIRE

CHILDCARE

UNIT 1-16 LISA ST BRAMPTON, ON, L6T 5R2

PROPERTY DESCRIPTION-
CONC 3 EHS PT BLK 5 PT 1 ON 43R19164 BLDG A

LIST OF DRAWINGS

A0.01	SITE PLAN
A1.01	EXIST. BASEMENT PLAN
A1.02	PROP. BASEMENT PLAN
A1.03	EXIST. FIRST FLOOR PLAN
A1.04	PROP. FIRST FLOOR PLAN
A2.01	ELEVATIONS

GENERAL NOTES:
DRAWINGS ARE TO BE READ NOT SCALED.
CONTRACTOR MUST VERIFY ALL DIMENSIONS
AND BE RESPONSIBLE FOR THE SAME.
REPORT ANY DISCREPANCIES TO THE DESIGNER
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BY THE DESIGNER. IF ANY DISCREPANCIES ARE
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SHALL BE NOTIFIED.

SEAL:

2		
1	ISSUED FOR PRELIMINARY ZONING REVIEW	SEP/11/2024
NO.	DESCRIPTION	DATE

ENGINEER:

Mechways Inc.
ADDRESS: 6 RICHMOND STREET, 1ST FLOOR, UNIT 102
BRAMPTON, ON L6Y 4R7
TEL: 905.874.1234
WWW.MECHWAYS.COM

PROJECT:

ASPIRE
CHILDCARE
DAY CARE FACILITY AT
UNIT 1, 16 LISA STREET,
BRAMPTON, ON

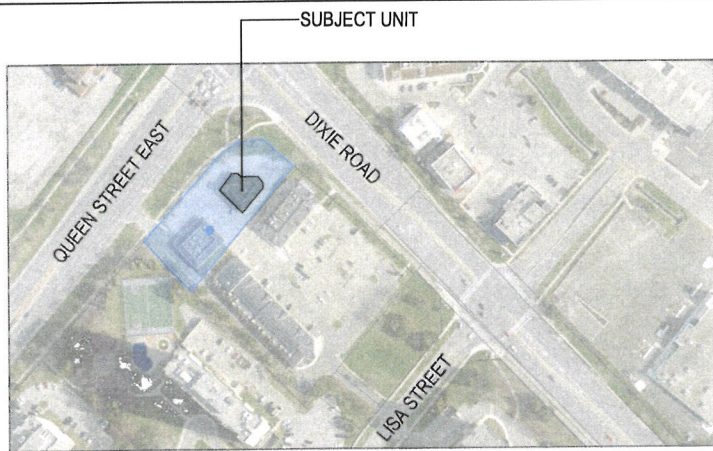
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COVERSHEET

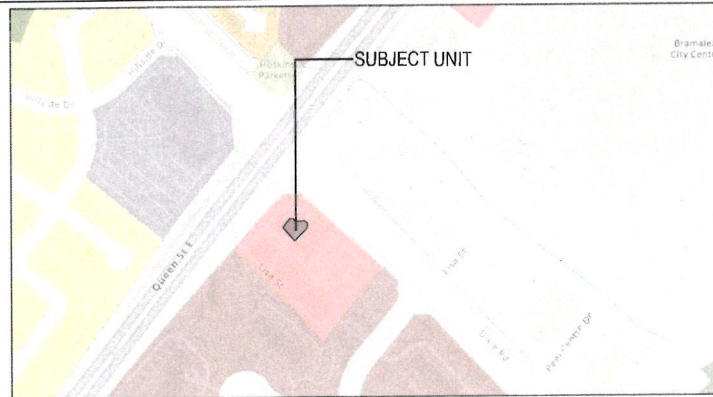
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DRAWN: NY
SCALE: N/A
DATE: SEP/11/2024

DRAWING:

A
D



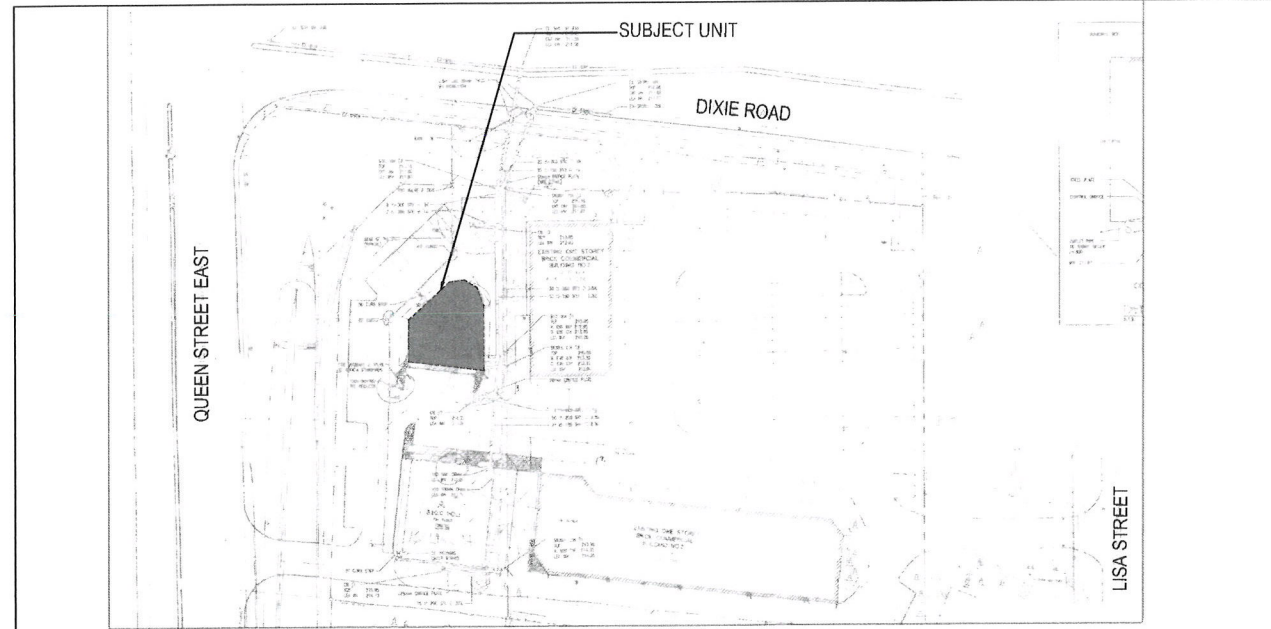
2 KEY MAP
SCALE: N.T.S



3 ZONING MAP
SCALE: N.T.S

ZONE- SC SERVICE COMMERCIAL
ZONE CODE- SC-810
AREA OF WORK : 7323.56 SQ FT / 680.37 SQM

SCOPE OF WORK : PROPOSED DAY CARE FACILITY WITHIN
THE EXISTING COMMERCIAL BUILDING FOLLOWED BY
INTERIOR ALTERATIONS AND NEW WINDOW OPENINGS
OUTDOOR PLAY AREA FOR CHILDREN OF ALL AGE GROUPS



1 KEY PLAN
SCALE: N.T.S

QUEEN STREET EAST

ENTRY / EXIT

PROPERTY LINE 140'-11" (42.81M)

PROPERTY LINE 228'-1" (70.62M)

CONCRETE SIDE WALK

PROPERTY LINE 44'-8" (13.65M)

PROPERTY LINE 150'-0" (45.72M)

PROPERTY LINE 65'-9" (20.08M)

CONCRETE SIDE WALK

DIXIE ROAD

21 CARS

EXISTING OUTDOOR PLAZA
DISCHARGE BOARD

LOCATION OF FIRE HYDRANT

7 CARS

9 CARS

2 CARS

6 CARS

UNIT-2
16 LISA STREET,
BRAMPTON, ON
COMMERCIAL BUILDING

SUBJECT
UNIT-1
16 LISA STREET,
BRAMPTON, ON
COMMERCIAL BUILDING

ASPIRE
CHILD CARE

ACCESS TO
OUTDOOR
PLAY AREA

INFANT-10 KIDS
OUTDOOR
PLAY AREA
170 SQFT / 17.46 SQM

PRESCHOOL-15 KIDS
OUTDOOR
PLAY AREA
1442 SQFT / 132.71 SQM

TODDLER-20 KIDS
OUTDOOR
PLAY AREA
1780 SQFT / 171.49 SQM

PROPERTY LINE 340'-8" (103.87M)

SINGLE STOREY
COMMERCIAL BUILDING

14 LISA STREET,
BRAMPTON, ON

SINGLE STOREY
COMMERCIAL BUILDING

14 LISA STREET,
BRAMPTON, ON

AREA STATISTICS:

A. AREA STATISTICS	
FIRST FLOOR GFA:	4140 SQ FT / 384.61 SQM
BASEMENT GFA:	3183.56 SQ FT / 295.75 SQM
TOTAL GROSS FLOOR AREA:	7323.56 SQ FT / 680.37 SQM

B. SITE AREA CALCULATION	
BUILDING AREA:	4140 SQFT / 384.61 SQM
PLAY AREA:	4396.64 SQFT / 408.61 SQM
SITE AREA:	45264 SQFT / 4205.16 SQM

C. PARKING:	
REQUIRED SPACES:	53 SPACES
EXISTING TO REMAIN:	8 PARKING SPACES REPURPOSED FOR OUTDOOR PLAY AREA

SCOPE OF WORK: PROPOSED DAY CARE FACILITY WITHIN THE EXISTING COMMERCIAL BUILDING FOLLOWED BY INTERIOR ALTERATIONS AND NEW WINDOW OPENINGS. OUTDOOR PLAY AREA FOR CHILDREN OF ALL AGE GROUPS.

GENERAL NOTES:
DRAWINGS ARE TO BE READ NOT SCALED.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BRAMPTON ZONING BY-LAW.
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SEAL:

NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR ZONING REVIEW	SEP/17/2024
2	ISSUED FOR PRELIMINARY ZONING REVIEW	SEP/11/2024
1	ISSUED FOR CLIENT'S REVIEW	SEP/09/2024

ENGINEER:
Mechways Inc.
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1111
WWW.MECHWAYS.COM

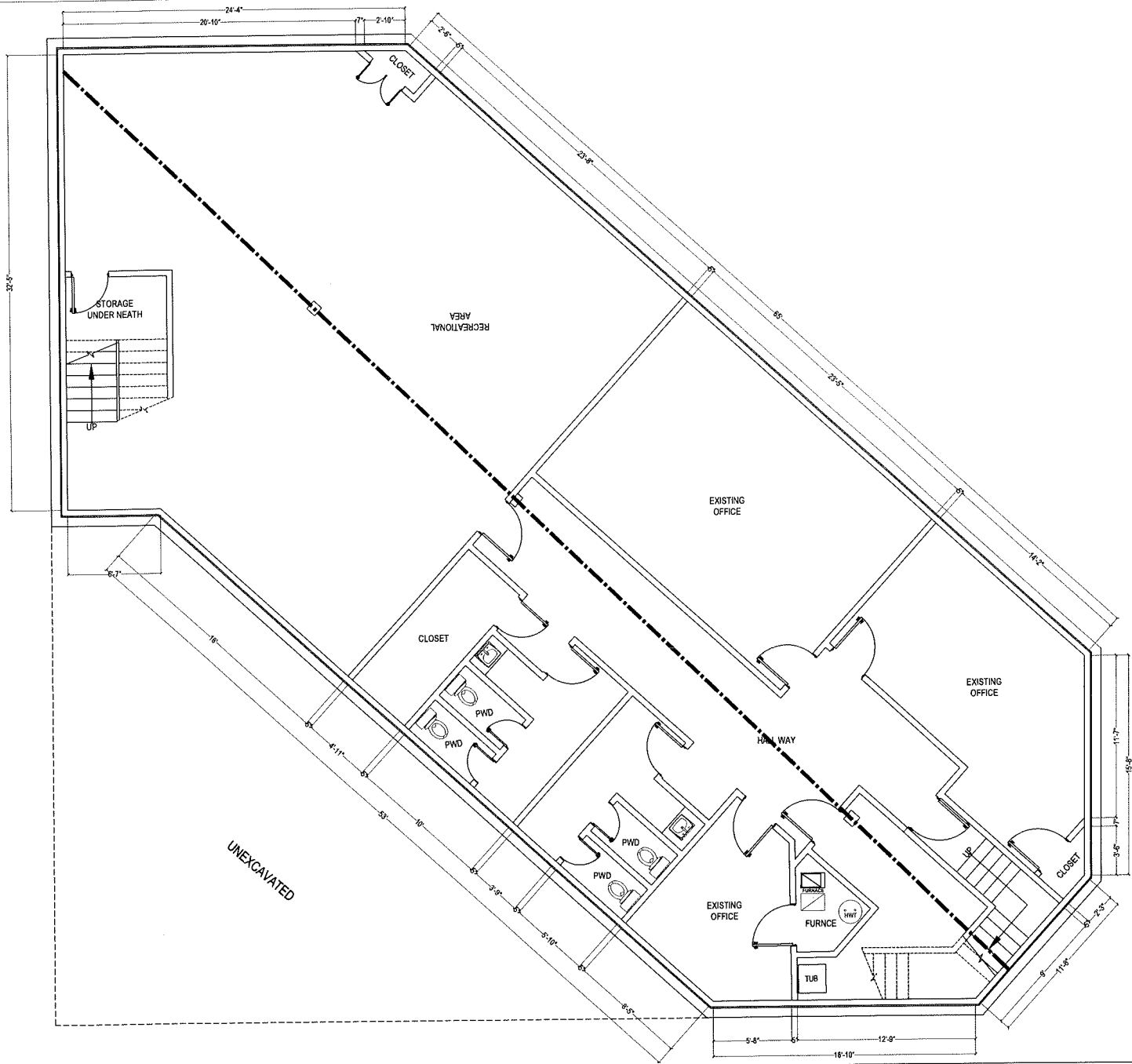
PROJECT:
ASPIRE
CHILD CARE
DAY CARE FACILITY AT
UNIT-1, 16 LISA STREET,
BRAMPTON, ON

SHEET TITLE:
SITE PLAN

CHECKED: TP
DRAWN: NY
SCALE: 1:400
DATE: SEP/11/2024

DRAWING:
A 001





1 EXISTING BASEMENT PLAN
SCALE: 3/16" = 1'-0"

BASEMENT FLOOR PLAN

BASEMENT GFA: 3183.56 SQ FT/ 295.76 SQM
 U/S OF CONCRETE DECK: 9'-6"
 FIN. C.H.T.: 7'-8"

GENERAL NOTES:
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SEAL:

NO.	DESCRIPTION	DATE
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1	ISSUED FOR CLIENT'S REVIEW	SEP/09/2024

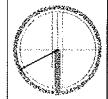
ENGINEER:

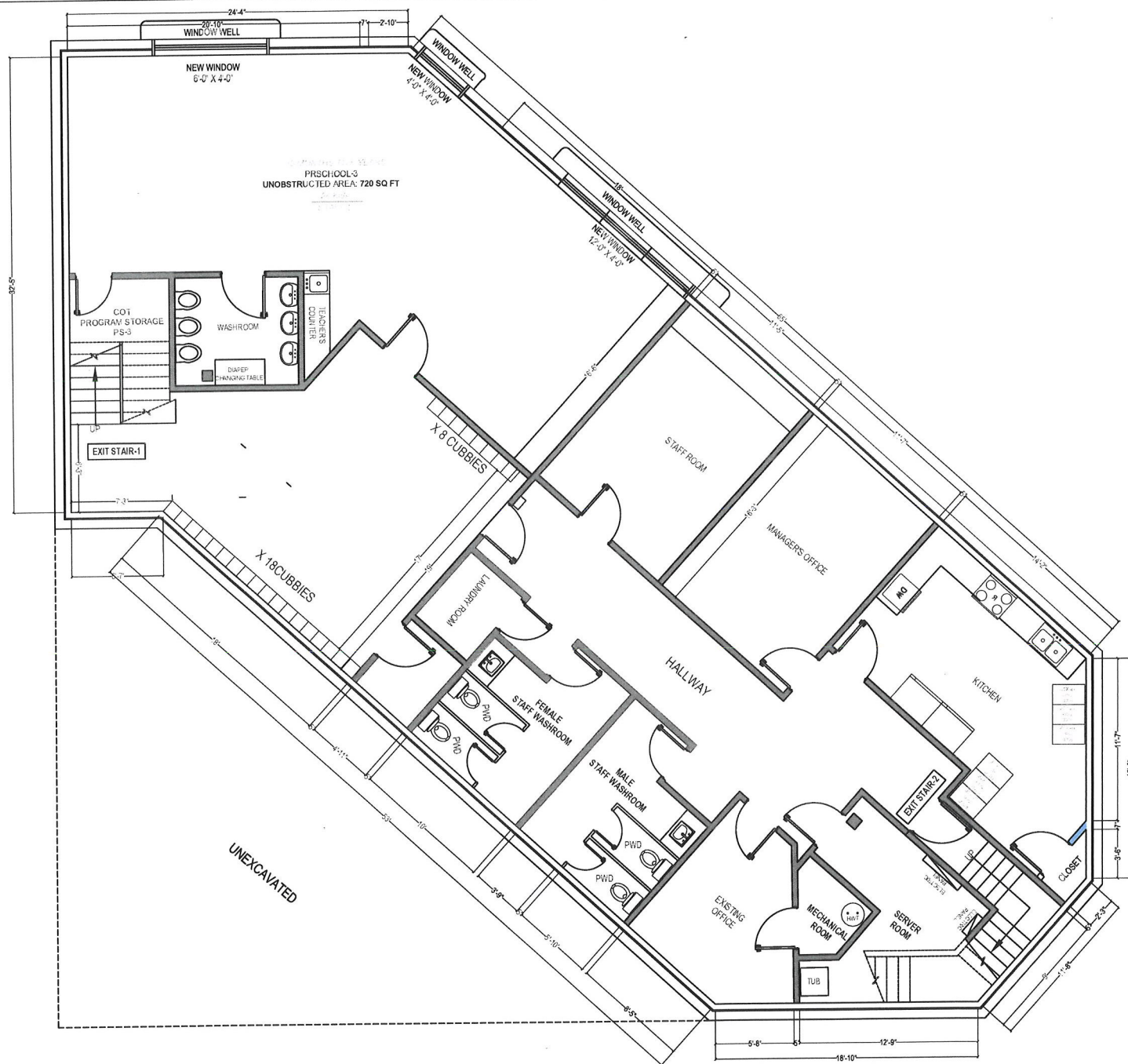
 ADDRESS: 25 WILSON STREET, BRAMPTON, ON L6Y 4R8
 TEL: (905) 874-2222
 FAX: (905) 874-2223
 WWW: WWW.MECHWAYS.COM

PROJECT:
ASPIRE
 CHILDCARE
 DAY CARE FACILITY AT
 UNIT 1, 16 LISA STREET,
 BRAMPTON, ON

SHEET TITLE:
 EXIST.
 BASEMENT PLAN

CHECKED: TP
DRAWN: NY
SCALE: 1" = 1/4"
DATE: SEP/8/2024

DRAWING:

 A1.01



1 PROP. BASEMENT PLAN
SCALE: 3/16" = 1'-0"

BASEMENT FLOOR PLAN
BASEMENT GFA: 3183.56 SQ FT / 295.76 SQM
U/S OF CONCRETE DECK: 8'-8"
FIN. C.H.T.: 7'-8"

NUMBER OF KIDS	
FIRST FLOOR	
INFANTS	6
TODDLER-1	15
TODDLER-2	15
TODDLER-3	10
PRESCHOOL-01	16
PRESCHOOL-02	14
BASEMENT	
PRESCHOOL-03	24
TOTAL	100

NUMBER OF STAFF	
FIRST FLOOR:	
INFANTS	2 (FOR 6 KIDS)
TODDLER-01	3 (FOR 15 KIDS)
TODDLER-01	3 (FOR 15 KIDS)
TODDLER-01	2 (FOR 10 KIDS)
PRESCHOOL-01	
PRESCHOOL-01	2 (FOR 16 KIDS)
PRESCHOOL-02	2 (FOR 14 KIDS)
SECOND FLOOR:	
PRESCHOOL-03	3 (FOR 24 KIDS)
TOTAL	17

GENERAL NOTES:
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1	ISSUED FOR CLIENT REVIEW	SEP/08/2024

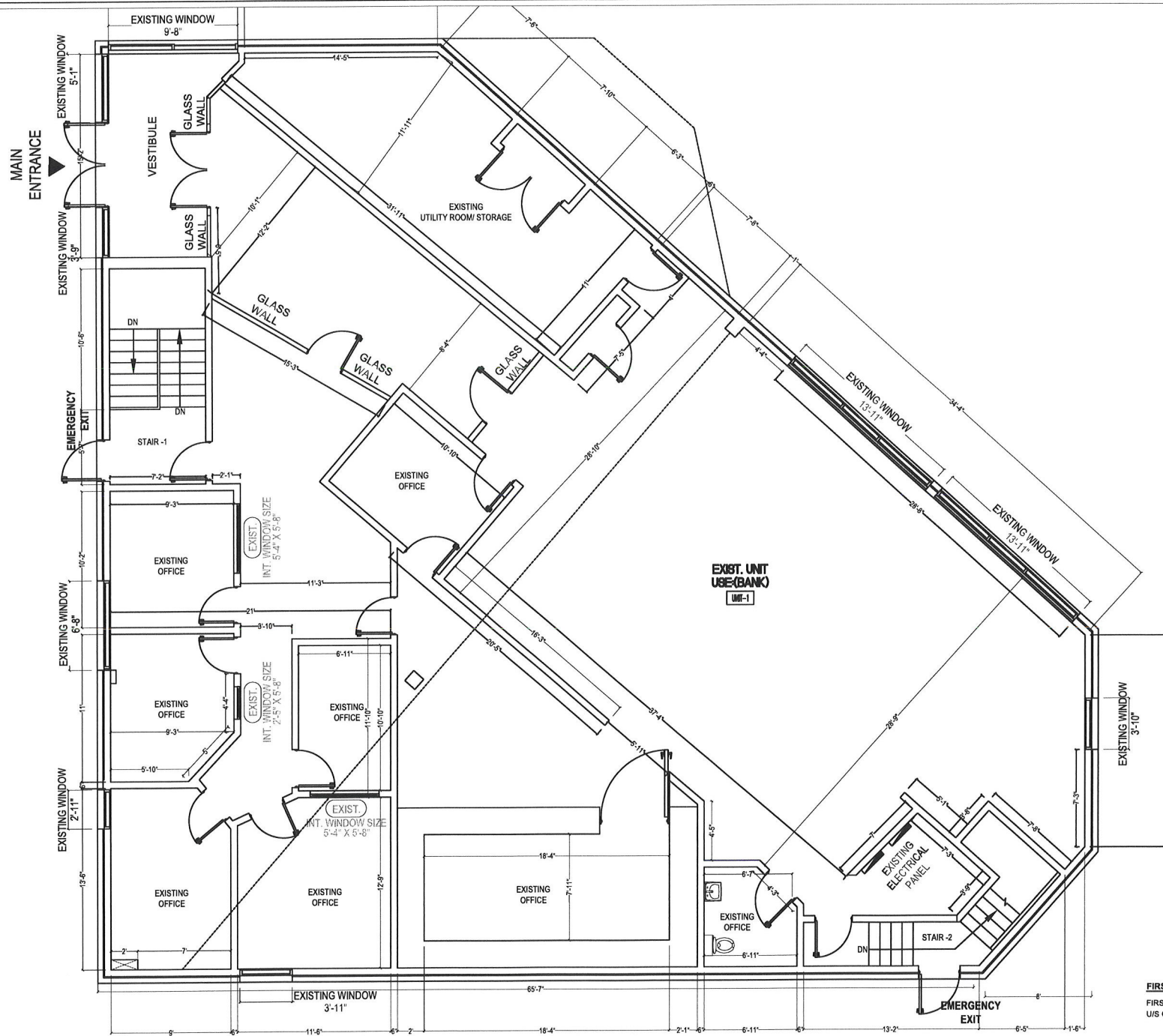
ENGINEER:
Mechways Inc.
ADDRESS: 6 RIVEN STREET, UNIT 102, BRAMPTON, ON L6Y 4R7
PHONE: 905.874.8888
WEBSITE: WWW.MECHWAYS.COM

PROJECT:
ASPIRE
CHILD CARE
DAY CARE FACILITY AT
UNIT-1, 16 LISA STREET,
BRAMPTON, ON

SHEET TITLE:
PROP. BASEMENT PLAN

CHECKED: TP
DRAWN: NY
SCALE: 1" = 1/8"
DATE: SEP/8/2024

DRAWING:
A 1.02



1 PROP. FIRST FLOOR PLAN - OPTION-2
SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN
FIRST FLOOR GFA: 4140 SQ FT / 384.61 SQM
UIS OF CONCRETE DECK: 11'-10"

GENERAL NOTES:
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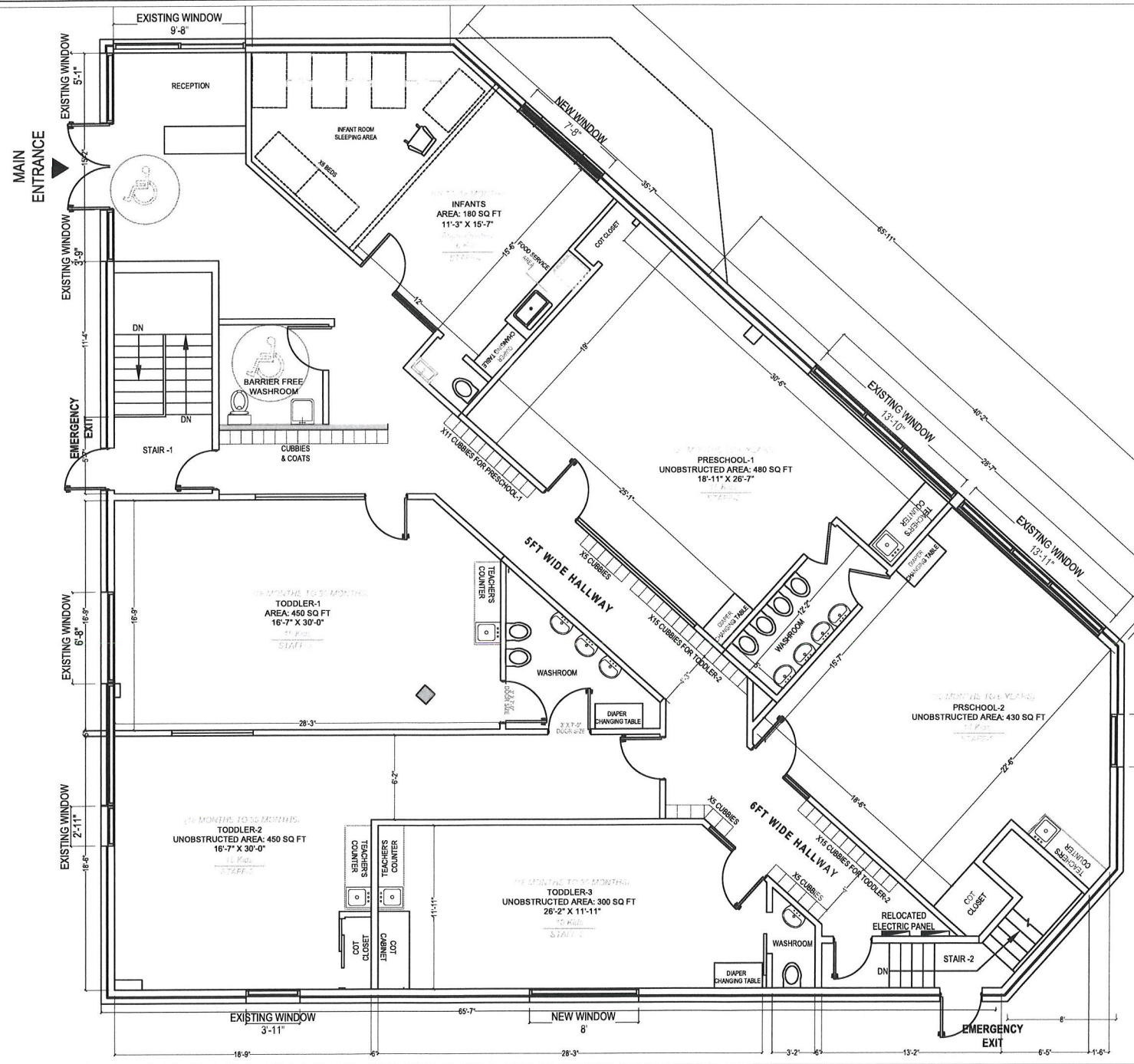
ENGINEER:
Mechways Inc.
ADDRESS: 6 RIVINGTON STREET
TEL: 914.882.1144
EMAIL: INFO@MECHWAYS.COM
WEBSITE: WWW.MECHWAYS.COM

PROJECT:
ASPIRE
CHILD CARE
DAY CARE FACILITY AT
UNIT-1, 16 LISA STREET,
BRAMPTON, ON

SHEET TITLE:
**EXIST. MAIN
FLOOR PLAN**

CHECKED: TP
DRAWN: NY
SCALE: 1" = 1/4"
DATE: SEP/8/2024

DRAWING:

A 1.03



1 PROP. FIRST FLOOR PLAN - OPTION-2
SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN
FIRST FLOOR GFA: 4140 SQ FT/ 384.61 SQM
US OF CONCRETE DECK: 11'-10"

NUMBER OF KIDS	
FIRST FLOOR	
INFANTS	6
TODDLER-1	15
TODDLER-2	15
TODDLER-3	10
PRESCHOOL-01	16
PRESCHOOL-02	14
BASEMENT	
PRESCHOOL-03	24
TOTAL	100

NUMBER OF STAFF	
FIRST FLOOR	
INFANTS	2 (FOR 6 KIDS)
TODDLER-01	3 (FOR 15 KIDS)
TODDLER-01	3 (FOR 15 KIDS)
TODDLER-01	2 (FOR 10 KIDS)
PRESCHOOL-01	2 (FOR 16 KIDS)
PRESCHOOL-02	2 (FOR 14 KIDS)
SECOND FLOOR	
PRESCHOOL-03	3 (FOR 24 KIDS)
TOTAL	17

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ENGINEER:
Mechways Inc.
ADDRESS: 16 WILSON STREET, BRAMPTON, ON, L6T 1E2
TEL: 905-876-1160
EMAIL: INFO@MECHWAYS.COM
WEBSITE: WWW.MECHWAYS.COM

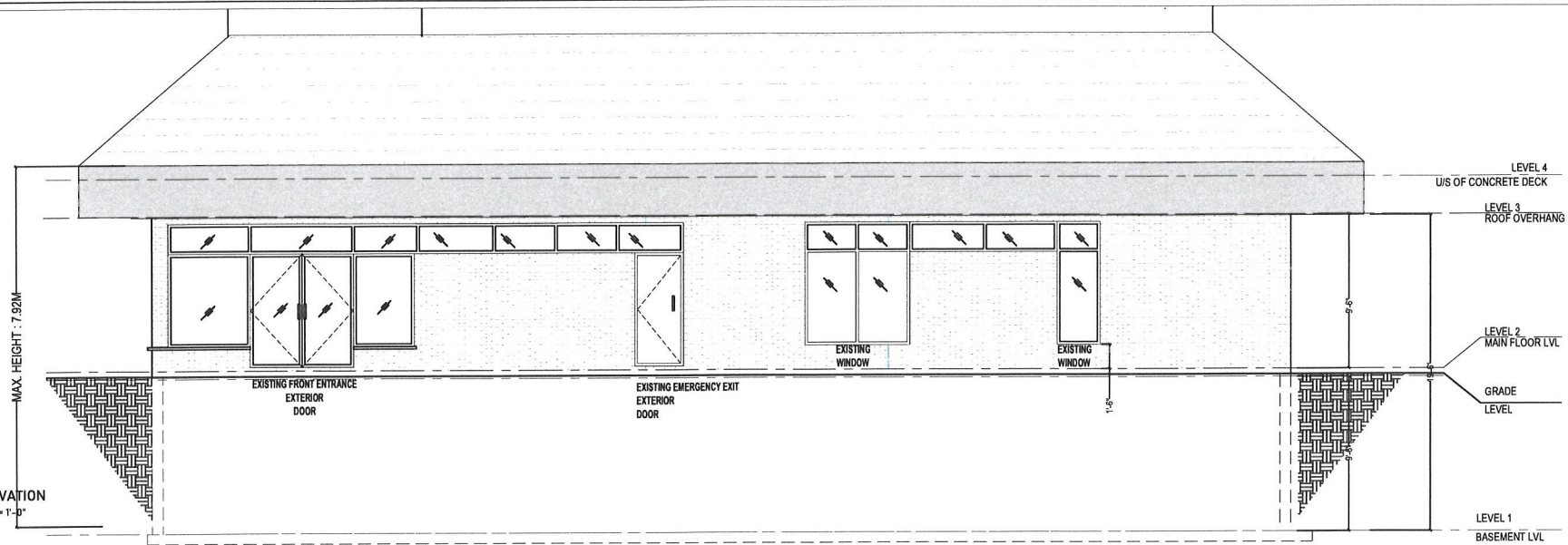
PROJECT:
ASPIRE
CHILD CARE
DAY CARE FACILITY AT
UNIT-1, 16 LISA STREET,
BRAMPTON, ON

SHEET TITLE:
PROP. MAIN
FLOOR PLAN

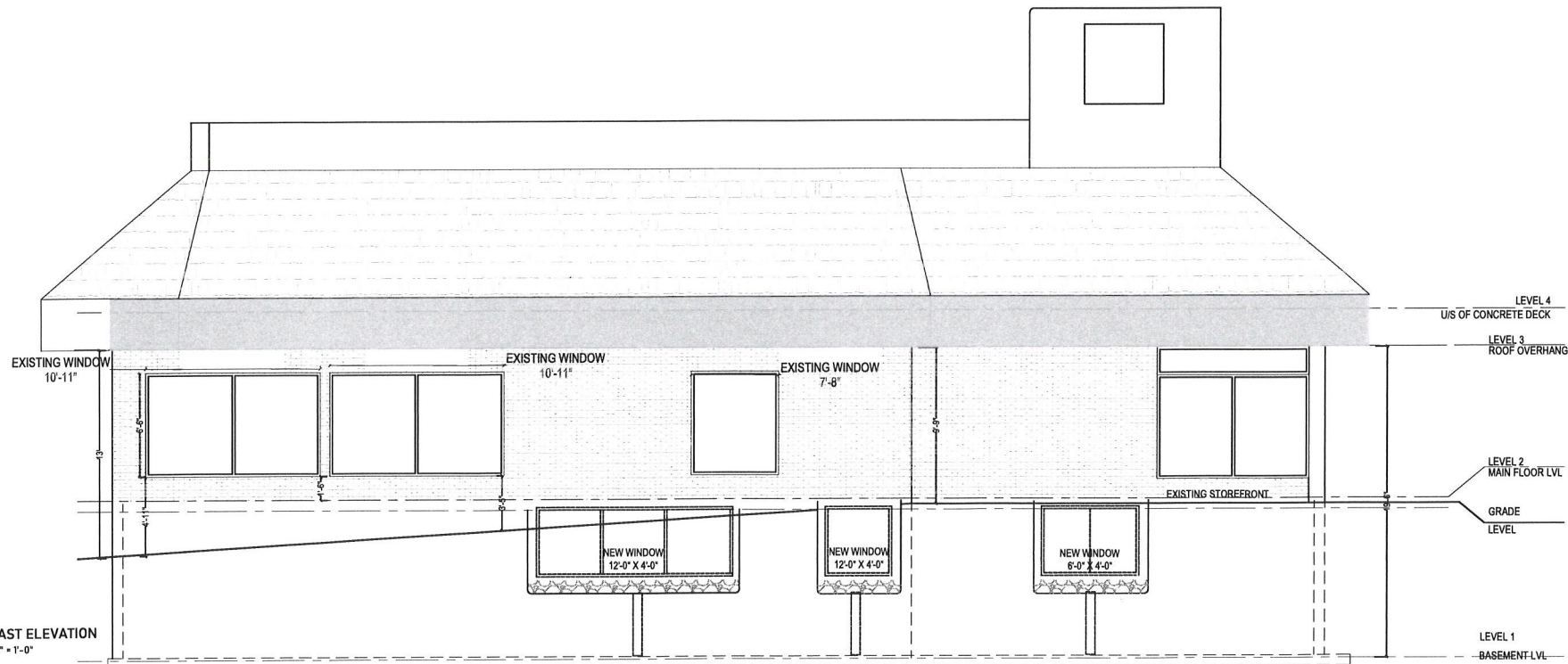
CHECKED: TP
DRAWN: NY
SCALE: 1" = 1/4"
DATE: SEP/8/2024

DRAWING:
A 1.04

1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH EAST ELEVATION
SCALE: 3/16" = 1'-0"



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ALL DESIGN AND CONSTRUCTION
OBLIGATIONS ARE FINAL UNLESS REVIEWED
BY THE DESIGNER. IF ANY DISCREPANCIES ARE
DISCOVERED HERE WITHIN, THE DESIGNER
SHALL BE NOTIFIED.

SEAL:

NO.	DESCRIPTION	DATE
2	ISSUED FOR PRELIMINARY ZONING REVIEW	SEP/11/2024
1	ISSUED FOR CLIENT'S REVIEW	SEP/08/2024

ENGINEER:

Mechways Inc.
 ADDRESS: 16 RIBSON STREET, BRAMPTON, ON, L6Y 1E8
 TEL: 905-876-1111
 EMAIL: INFO@MECHWAYS.COM
 WEBSITE: WWW.MECHWAYS.COM

PROJECT:

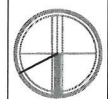
ASPIRE
 CHILDCARE
 DAY CARE FACILITY AT
 UNIT-1, 16 LISA STREET,
 BRAMPTON, ON

SHEET TITLE:

ELEVATIONS

CHECKED: TP
 DRAWN: NY
 SCALE: 1" = 1'
 DATE: SEP/8/2024

DRAWING:



A2.01

Zoning Non-compliance Checklist

File No. A-2024-0377

Applicant: Valiuddin Mohammed
 Address: 16 Lisa St, Unit 1
 Zoning: SC-810
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a Day Nursery in Unit 1,	whereas the by-law does not permit the use.	810.1
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			
PARKING	To permit a total of 45 parking spaces,	whereas the by-law requires a minimum 53 parking spaces.	810.2 (e)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

 Reviewed by Zoning

2024/09/19

 Date

16 LISA STREET LTD.

Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Dhruv Nagpal, President
16 Lisa Street Ltd.
Unit 100 - 2345 Argentia Road
Mississauga, Ontario L5N 2X7

September 23, 2024

To Whom It May Concern:

**Re: Authorization for Minor Variance Application – Unit 1, 16 Lisa Street
Brampton, ON**

We, 16 Lisa Street Ltd., as the registered owners of Unit 1, 16 Lisa Street, Brampton, Ontario, hereby authorize 1000989942 Ontario Inc. (the “**Tenant**”) to submit a minor variance application to the City of Brampton on our behalf.

Notwithstanding any future development plans by the undersigned for the subject matter property at 16 Lisa Street, Brampton, ON (the “**Property**”), the interim use until such time as the Property is redeveloped is to lease units on the Property for commercial use to tenants such as the Tenant. The purpose of this application is to seek approval to adjust the zoning for Unit 1 to permit the use of the Unit 1 at the Property as a daycare facility. Currently, the zoning does not allow for such a use, and this variance will allow the Tenant to operate a daycare, which will serve the community by providing essential childcare services.

The Property is located within a Major Transit Station Area (“**MTSA**”), as noted by the City of Brampton, and the proposed daycare will address the demand for childcare services in this growing urban hub. We believe that this minor variance application will contribute positively to the future development of the area and support the needs of families in the surrounding community.

The Tenant is fully responsible for handling all matters relating to the minor variance application, including communication with the City, consultants, and any relevant authorities. The appropriateness of including daycare uses in future zoning of the Property will be reviewed at such time.

Should you require any further information, please do not hesitate to contact us at 416-275-9000 or david@theessencegroup.ca

Thank you for your attention to this matter.

Sincerely,

David Nagpal

Dhruv Nagpal
16 Lisa Street Ltd.
Director
416-275-9000
david@theessencegroup.ca