

FILE NUMBER: A-2024-0423

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) Rehan Chaudary

Address 9780 Bramalea Road, Brampton, ON, L6S 2P1

Phone # +1 416 938 1666 Fax # _____

Email accounting@deltamo.ca

2. Name of Agent Bhuvnesh Sharma (Tenant)

Address 1 Jaffa Dr, Brampton, ON, L6S 4C7

Phone # +1 647 510 6170 Fax # _____

Email bhuvnesh86@gmail.com

3. Nature and extent of relief applied for (variances requested):

Requesting permission to operate a commercial school/tutoring centre at Suite 303, 9780 Bramalea Road, Brampton, ON, L6S 2P1.

Its a commercial property currently zoned as "SC - Section 243 (Service Commercial)".

Our tutoring centre will provide academic tutoring and educational support services tailored to meet the needs of students within the community.

4. Why is it not possible to comply with the provisions of the by-law?

As per zoning by- law, the commercial property designates under "SC- Section 243" and it's not defined to use for commercial school or tutoring.

5. Legal Description of the subject land: CHINGUACOUSY CON 4 EHS PT LOT 9 PL M72 PT BLKS F AND K RP 43R10246 PAR

Lot Number _____

Plan Number/Concession Number _____

Municipal Address 9780 BRAMALEA RD #303

6. Dimension of subject land (in metric units) NA for this minor variance

Frontage Please find attached survey report for the dimensions.

Depth _____

Area _____

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:

Please find attached the floor plan for the second floor of commercial property - 9780 Bramalea Rd, Brampton, ON.

The total second floor area is 523 sq. m (5,630 sq. ft)

The suite # 203 has rentable area of 115 sq. m(1238 Sq. ft)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The suite # 203 is requested to be used as a tutoring centre /commercial school under the name of My Maths Tutorial Inc.

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)

Not Applicable for this application

EXISTING

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

NA

NA

NA

NA

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

NA

NA

NA

NA

10. Date of Acquisition of subject land: The suite # 203 is planned to be acquired by tenant on Jan 01, 2025

11. Existing uses of subject property: Suite 203 is Vacant.

12. Proposed uses of subject property: Commercial School / Tutoring Center

13. Existing uses of abutting properties: Commercial

14. Date of construction of all buildings & structures on subject land: 1982

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

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

Municipal

Well

☒

☐

Other (specify)

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

Municipal

Septic

☒

☐

Other (specify)

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

Sewers

Ditches

Swales

☒

☐

☐

Other (specify)

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 _____

Bonnam
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 6 DAY OF November, 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, BHUVNESH SHARMA, 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

City OF Brampton

IN THE Region OF

Peel THIS 6 DAY OF

November, 2024

Clara Vani
A Commissioner etc.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

Bonnam
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

SC-243

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.

L.Barbuto

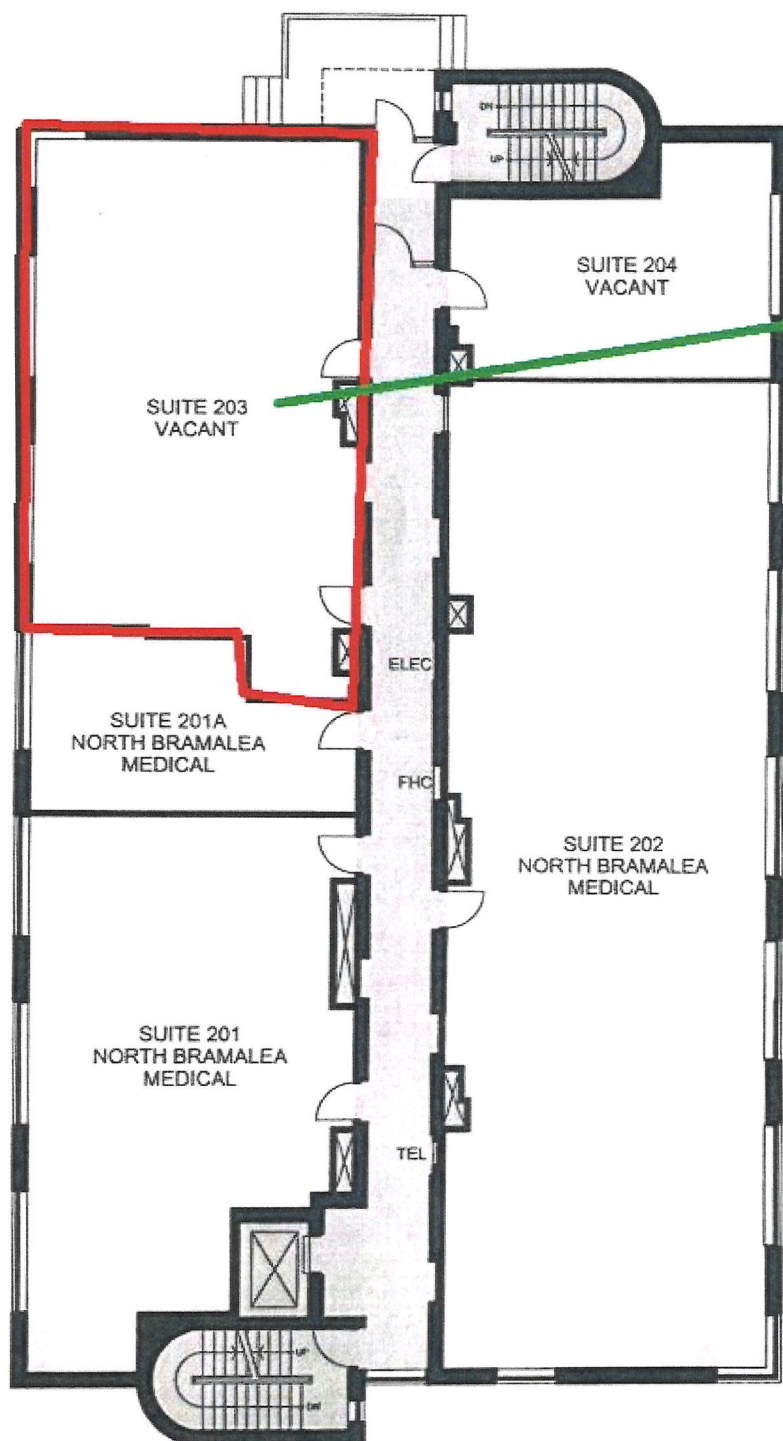
Zoning Officer

November 4, 2024

Date

DATE RECEIVED

Nov 6/24
Aara



Proposed to add the
usage of commercial
school

- TENANT AREA
- TENANT ANCILLARY AREA
- VERTICAL PENETRATIONS
- FLOOR SERVICE AREA
- BUILDING SERVICE AREA

AREA SUMMARY

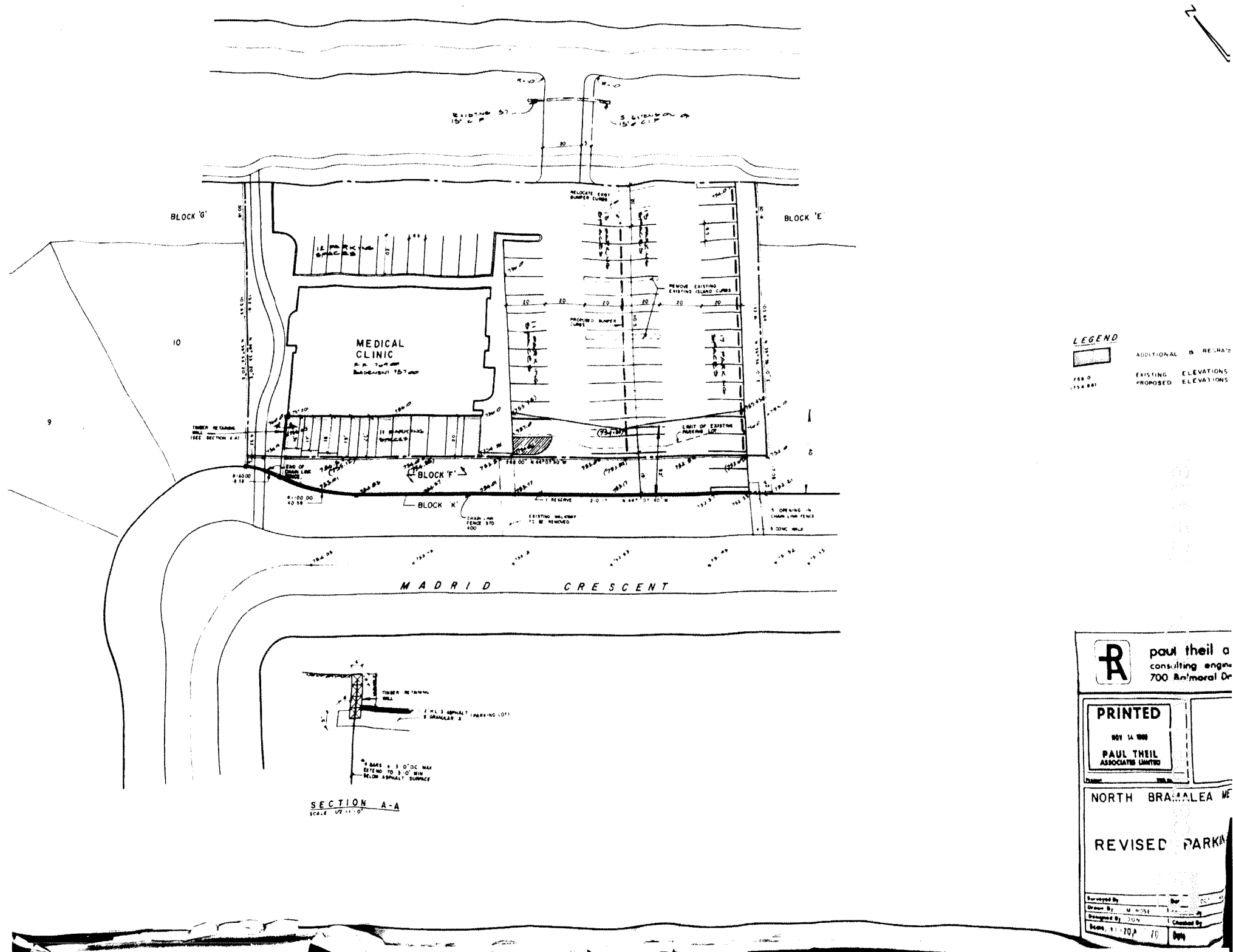
SUITE No.	OCCUPANT AREA	RENTABLE AREA
201	960 S.F.	1,131 S.F.
201A	330 S.F.	388 S.F.
202	2,029 S.F.	2,390 S.F.
203	1,052 S.F.	1,238 S.F.
204	410 S.F.	483 S.F.
TOTAL	4,781 S.F.	5,630 S.F.

LOAD FACTOR = 1.17771

ABOVE INFORMATION ESTABLISHED ACCORDING
TO ANSI / BOMA Z65.1 2017 - Method A

DEMISING WALL

0 5 10 30 FT.



LEGEND

[Symbol] ADDITIONAL
 [Symbol] REPAIRS
 [Symbol] EXISTING ELEVATIONS
 [Symbol] PROPOSED ELEVATIONS

R

paul theil a
consulting engineer
700 Annapolis Dr

PRINTED

NOV 14 1980

PAUL THEIL
ASSOCIATES LIMITED

NORTH BRAMBLEA NE

REVISED PARKING

Surveyed By	Date
Drawn By	Date
Designed By	Date
Check By	Date

Zoning Non-compliance Checklist

File No.
A-2024-0423

Applicant: Rehan Chaudary
Address: 9780 Bramalea Road
Zoning: SC-243
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a commercial school (tutoring centre) to operator out of unit 303	Whereas the by-law does not permit the use	243
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto
Reviewed by Zoning

November 6, 2024
Date

October 30th, 2024

1493951 ONTARIO INC.
235 Queen St East
Brampton, ON L6W 2B5
Ph: +1-416-938-666

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Subject: Letter of Authorization

Dear Sir,

I, **REHAN CHAUDARY**, the landlord of the property located at **9780 Bramalea Road, Brampton, ON**, hereby authorize my tenant, **BHUVNESH SHARMA, DIRECTOR – MY MATHS TUTORIAL INC.** to act on my behalf in applying minor variance application, obtaining any necessary permissions or permits from your office related to below property address.

Suite 203, 9780 Bramalea Road, Brampton, L6S 2P1

This authorization includes, but is not limited to, the submission of applications, provision of required documentation, attending hearings, and communication with city officials as needed.

Please extend your cooperation to Bhuvnesh Sharma in this matter. If you require any further confirmation or information, feel free to contact me at +1 416 938 1666.

Thank you for your assistance.

Sincerely,

REHAN CHAUDARY
Ph: +1 416 938 1666

