

FILE NUMBER:

A-2024-0414

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)

1000918532 ONTARIO INC. (Dinesh Pabby - President)

Address

12-2131 Williams Pkwy , Brampton, Ontario

Phone #

416-271-5900

Fax #

Email

info@sharabspirits.com

2.

Name of Agent

Jonathan Benczkowski

Address

301 Keewatin Avenue, Toronto. ONtario

Phone #

416-884-3446

Fax #

Email

Jonathan @sol-arch.ca

3.

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

1.To permit the manufacturing of wine and spirits whereas that is not permitted

2. The zoning by-law requires 142 parking spaces on the property whereas 119 are provided

4.

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

The proposed use is not not permitted and fits in with the character of the neighbourhood and the parking spaces are as per existing.

5.

Legal Description of the subject land:

Lot Number

Block 1

Plan Number/Concession Number

Reg'd Plan 43M-561

Municipal Address

12-2131 Williams Parkway

6.

Dimension of subject land (in metric units)

Frontage

76.7 m

Depth

140 m

Area

10,660 sq.m

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: List all structures (dwelling, shed, gazebo, etc.)

2 storey building located in condominium complex

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No change

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	25 m
Rear yard setback	12 m
Side yard setback	14.2 m
Side yard setback	14.4 m

PROPOSED

Front yard setback	25 m
Rear yard setback	12 m
Side yard setback	14.2 m
Side yard setback	14.4 m

10. Date of Acquisition of subject land: June 20/2024
11. Existing uses of subject property: Hookah, shisha and smoking accessories - Manufacturing and Retail
12. Proposed uses of subject property: manufacturing of wine and spirits
13. Existing uses of abutting properties: Sheet Metal Manufacturing. Wood Working
14. Date of construction of all buildings & structures on subject land: 1989
15. Length of time the existing uses of the subject property have been continued: Since 1989

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 _____

B

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Toronto

THIS 18 DAY OF October, 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, Jonathan Benczkowski, OF THE City OF Toronto

IN THE Province OF Ontario 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 Ottawa

IN THE Province OF

Ontario THIS 18 DAY OF

October, 2024.

Ch...

A Commissioner etc.

B

Signature of Applicant or Authorized Agent



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

Nov 1, 2024

Date Application Deemed
Complete by the Municipality

18

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 12-2131 Williams Pkwy , Brampton, Ontario

I/We, 1000918532 ONTARIO INC. (Dinesh Pabby - President)
please print/type the full name of the owner(s)

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

Jonathan Benczkowski
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 9th day of October, **20**24.



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

Dinesh Pabby

(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 12-2131 Williams Pkwy , Brampton, Ontario

I/We, 1000918532 ONTARIO INC. (Dinesh Pabby - President)
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 9th day of October, 20 .



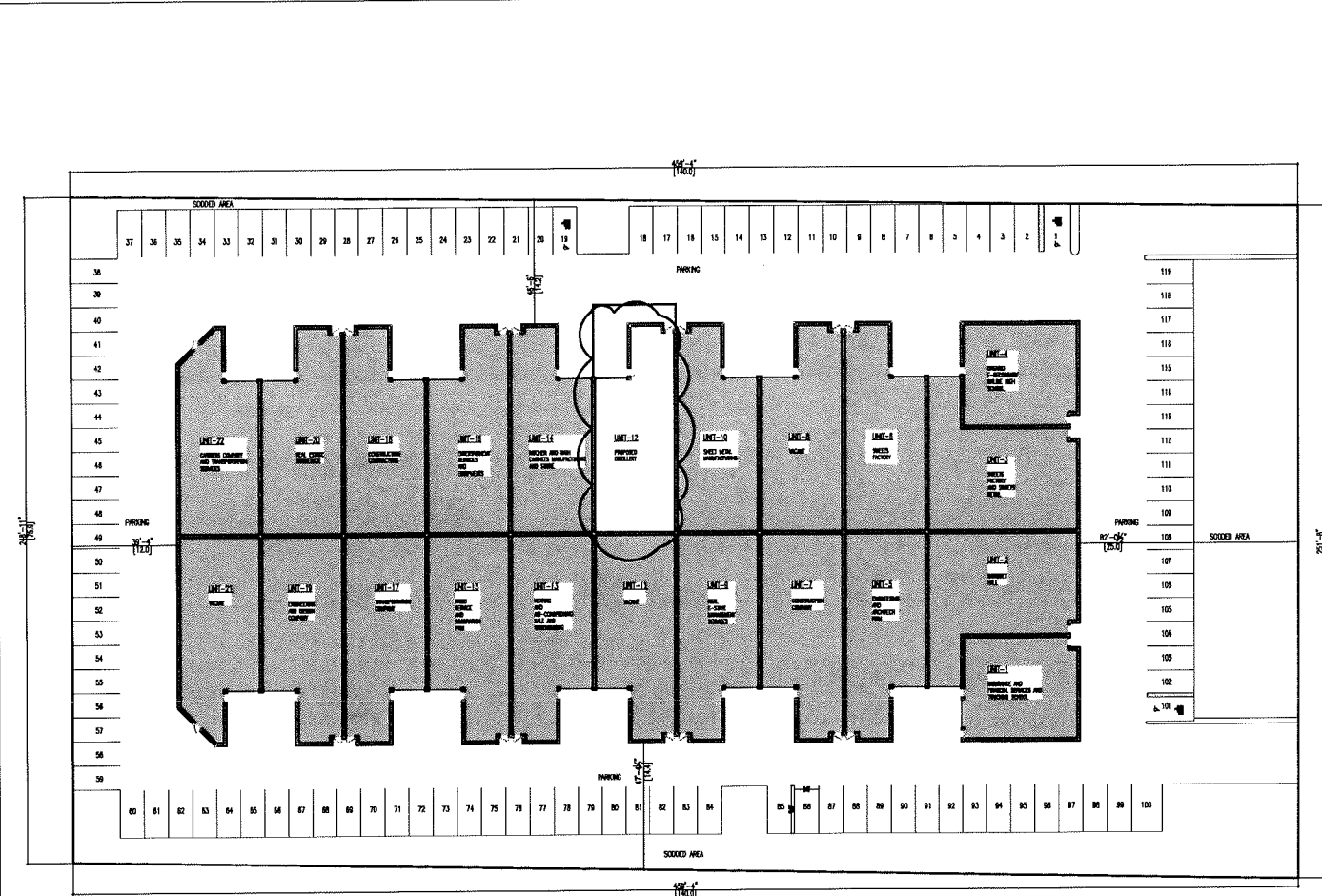
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Dinesh Pabby

(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



EXISTING SITE PLAN

SITE STATISTICS		
ZONING	: M4--INDUSTRIAL	
LOT AREA	: 10,660.0 SQ.M	
BUILDING STATISTICS FOR PARKING		
LOT AREA	: 10,660.0 SQ.M	
BUILDING COVERAGE	: 4,422.4 SQ.M	
BUILDING GROSS FLOOR AREA	: 4,422.4 SQ.M	
LANDSCAPED AREA	: 2,020.0 SQ.M	
PAVED AREA	: 4,217.6 SQ.M	
TOTAL EXISTING GROSS FLOOR AREA	: 10,660.0 SQ.M	
UNIT--12-- DISTILLERY (PROPOSED)		
FIRST FLOOR PLAN WITH MANUFACTURING UNIT	: 185.60 SQ.M	
SECOND FLOOR PLAN	: 56.86 SQ.M	
TOTAL PROPOSED GROSS FLOOR AREA	: 242.47 SQ.M	
PARKING		
- AS PER SECTION 20.0 AND SECTION 30.0 PARKING CALCULATION FOR COMMERCIAL AND INDUSTRIAL.		
PARKING REQUIRED	: 119	
PARKING PROVIDED	: 119	
SIZE OF PARKING STALL : 2.7MX5.4M NORMAL & 4.05MX5.4M FOR BARRIER-FREE		
AREA STATISTICS		
UNIT NO.	TYPE OF OCCUPANCY	AREA (SQ. M.)
1	INSURANCE AND FINANCIAL SERVICES AND TRADING SCHOOL	148.09 sq. m.
2	BANQUET HALL	218.02 sq. m.
3	SWEETS FACTORY AND SWEET RETAIL	218.02 sq. m.
4	ONTARIO E--SECONDARY ONLINE HIGH SCHOOL	148.09 sq. m.
5	ENGINEERING AND ARCHITECT FIRM	189.32 sq. m.
6	SWEETS FACTORY	189.32 sq. m.
7	CONSTRUCTION COMPANY	189.32 sq. m.
8	VACANT	189.32 sq. m.
9	REAL ESTATE MANAGEMENT SERVICES	189.32 sq. m.
10	SHEET METAL MANUFACTURING	189.32 sq. m.
11	VACANT	189.32 sq. m.
13	HEATING AND AIR CONDITIONING SALE AND WHOLESALE	189.32 sq. m.
14	KITCHEN AND BATH CABINETS MANUFACTURING AND STORE	189.32 sq. m.
15	RADIO SERVICE AND REPAIRMENT FIRM	189.32 sq. m.
16	ENTERTAINMENT SERVICES AND EQUIPMENTS	189.32 sq. m.
17	TRANSPORTATION COMPANY	189.32 sq. m.
18	CONSTRUCTION CONTRACTORS	189.32 sq. m.
19	ENGINEERING AND DESIGN COMPANY	189.32 sq. m.
20	REAL ESTATE BROKERAGE	189.32 sq. m.
21	VACANT	178.40 sq. m.
22	CARRIERS COMPANY AND TRANSPORTATION SERVICES	178.40 sq. m.
DATE: OCT 09, 2024	DRAWING TITLE : EXISTING SITE PLAN	A-01
SCALE: --		
ISSUED FOR BUILDING PERMIT Revisions		

PROJECT:

INTERIOR FIT-UP FOR DISTILLERY AT
UNIT-12, 2131 WILLIAMS PARKWAY , BRAMPTON, ONTARIO

N

ENGINEERING CONSULTANTS

VIN ENGINEERING INC.
MITAL@VINCINC.COM
365.998.8673

DRAWN BY: ZM

CHECKED BY: SS

1 OCT 09, 2024

No

DATE: OCT 09, 2024

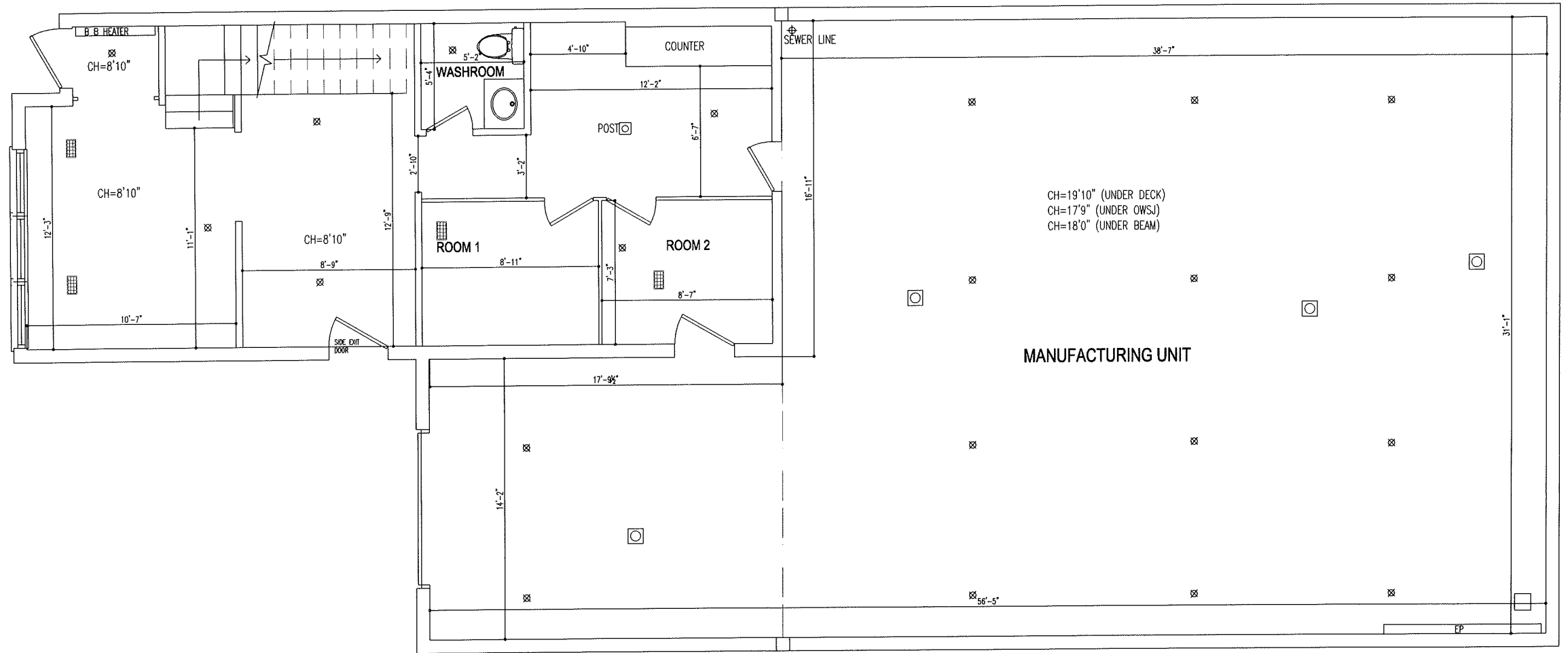
SCALE: -

ISSUED FOR BUILDING PERMIT

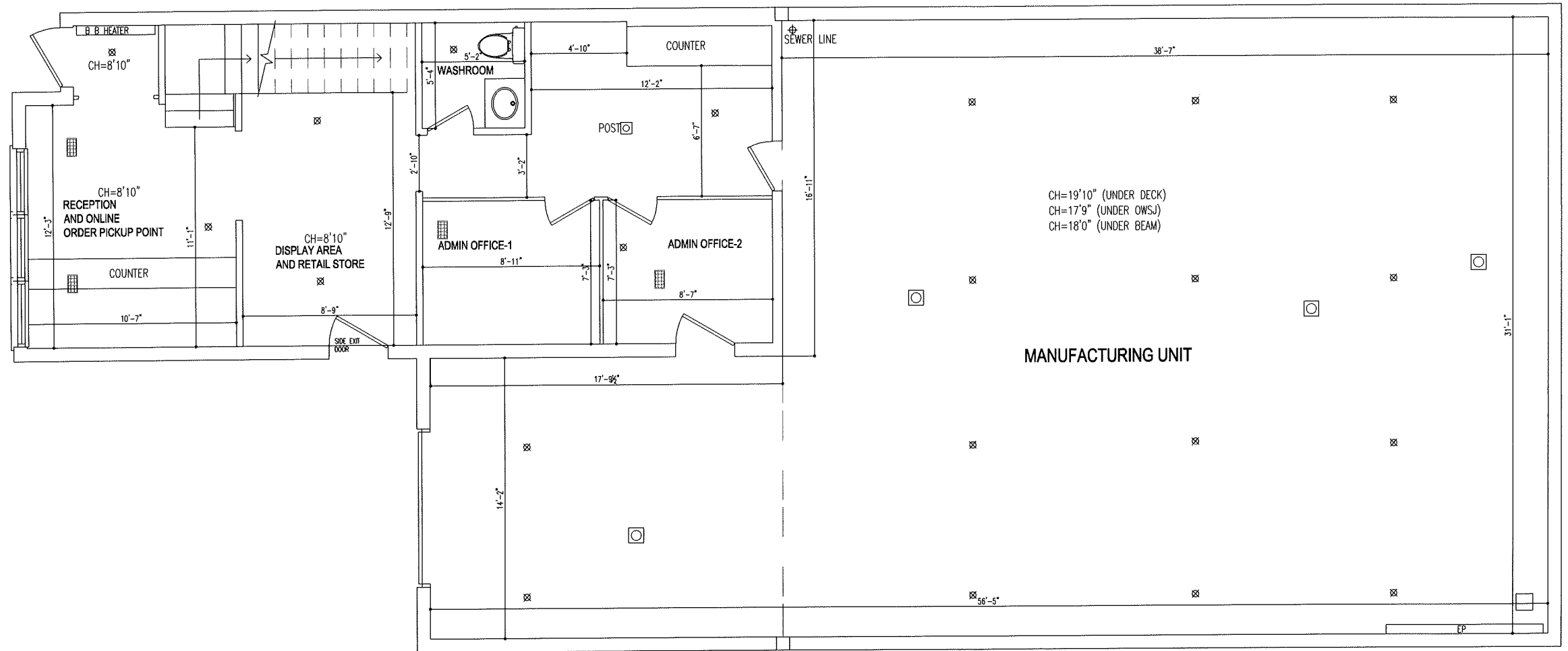
Revisions

DRAWING TITLE :
EXISTING SITE PLAN

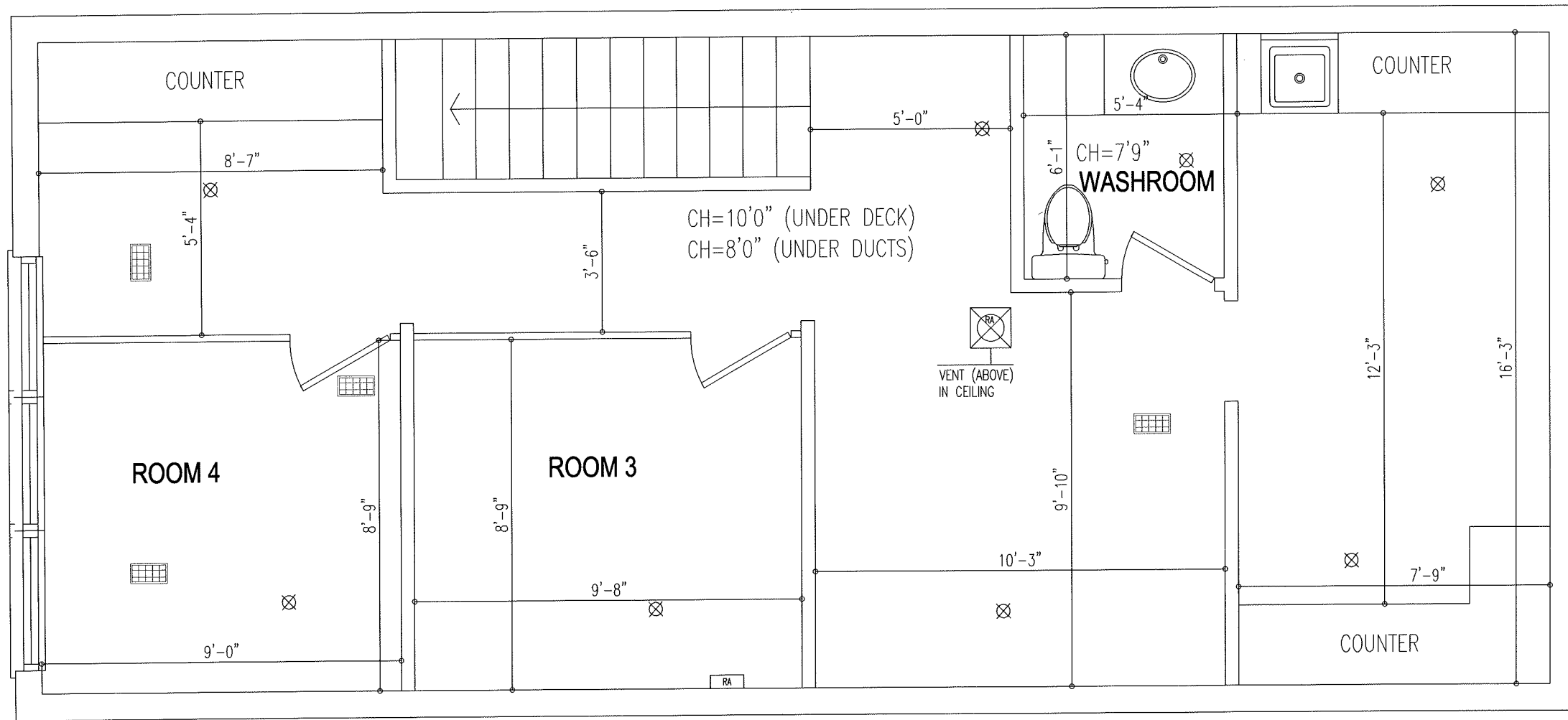
A-01



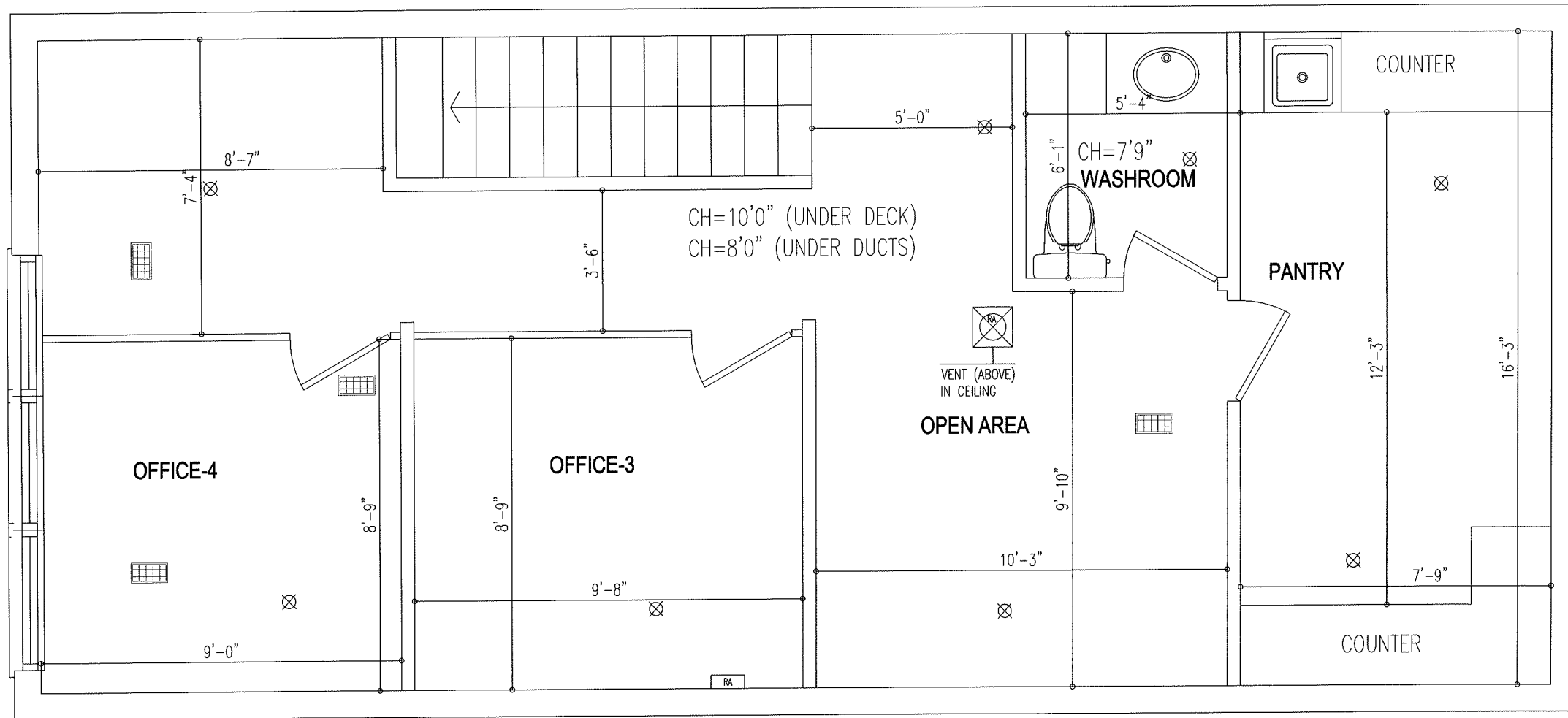
EXISTING FLOOR PLAN WITH MANUFACTURING UNIT



PROPOSED FLOOR PLAN WITH MANUFACTURING UNIT



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

Alcohol Sales Parking requirements

Unit No.	Type of Occupancy	Area (sq. ft.)	Area (sq. m)	Approx. Required Parking	By-law Reference	Additional Reference
1	Insurance and Financial Services & Trucking School	1,594.129	148.07	6 spaces (1 space per 28 sq. m)	Section 20.3	By-law 270-2004 (C3-3424)
2	Banquet Hall	2,346.784	218.03	25 spaces (1 space per 9 sq. m)	Section 20.3	By-law 2020 (Section 3008)
3	Sweets Factory and Sweet Retail	2,346.784	218.03	12 spaces (mixed retail and factory use)	Section 20.3	By-law 2020 (Section 3010)
4	Ontario E-Secondary Online High School	1,594.129	148.07	5 spaces (based on staff count)	Section 20.3	By-law 270-2004 (C3-3424)
5	Engineering and Architect Firm	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 270-2004 (HC2)
6	Sweets Factory	2,037.819	189.32	3 spaces (1 space per 100 sq. m)	Section 20.3	By-law 270-2004 (C3-3424)
7	Construction Company	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 270-2004 (C3-3424)
8	Vacant	2,037.819	189.32	No parking required	N/A	By-law 270-2004
9	Real Estate Management Services	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 2020 (Section 3010)
10	Sheet Metal Manufacturing	2,037.819	189.32	3 spaces (1 space per 100 sq. m)	Section 20.3	By-law 270-2004 (HC2)
11	Vacant	2,037.819	189.32	No parking required	N/A	By-law 270-2004
12	Heating and Air Conditioning Sale and Warehouse	2,037.819	189.32	3 spaces (1 space per 100 sq. m)	Section 20.3	By-law 2020 (Section 3008)

13	Kitchen and Bath Cabinets Manufacturing and Store	2,037.819	189.32	10 spaces (mixed retail and factory use)	Section 20.3	By-law 2020 (Section 3009)
14	Radio Service and Immigration Firm	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 2020 (Section 3008)
15	Entertainment Services and Equipment	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 270-2004 (C3-3424)
16	Transportation Company	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 2020 (Section 3010)
17	Construction Contractors	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 270-2004 (C3-3424)
18	Engineering and Design Company	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 2020 (Section 3011)
19	Real Estate Brokerage	2,037.819	189.32	7 spaces (1 space per 28 sq. m)	Section 20.3	By-law 2020 (Section 3009)
20	Vacant	1,920.318	178.42	No parking required	N/A	By-law 270-2004
21	Carriers Company and Transportation Services	1,920.318	178.42	6 spaces (1 space per 28 sq. m)	Section 20.3	By-law 2020 (Section 3011)

Zoning Non-compliance Checklist

File No.
A-2024- 0414

Applicant: 1000918532 Ontario Inc.
Address: 2131 Williams Parkway
Zoning: M4 Section 1512
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit the use of manufacturing of wine and spirits.	Whereas the by-law does not permit the manufacturing of food.	1512.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

October 18, 2024
Date