

Flower City



brampton.ca

FILE NUMBER:

A-2023-0417

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)** ONTARIO KHALSA DR. CORPORATION  
**Address** 1324 KHALSA DR. MISSISSAUGA, ON., L5S 1W6  
**Phone #** 905 677 8278 **Fax #** \_\_\_\_\_  
**Email** info@khalsafurniture.biz

2. **Name of Agent** RAJINDER CHAKU ARCHITECT INC.  
**Address** 8 ANNUAL CIR. BRAMPTON, ON., L6X 2M2  
**Phone #** 416 841 8010 **Fax #** \_\_\_\_\_  
**Email** rajinderchaku@yahoo.co.uk

3. **Nature and extent of relief applied for (variances requested):**  
REAR YARD SETBACK PROVIDED IS 13.8 m. WHILE REQUIRED REAR YARD SETBACK IS 20 m.  
23 PARKING SPACES ARE PROVIDED WHILE AS 24 PARKING SPACES ARE REQUIRED.  
TRUCK LOADING FACILITY PROVIDED WITHIN THE FRONT HALF OF THE BUILDING DEPTH WHILE AS NO TRUCK LOADING FACILITIES ARE PERMITTED IN THE FRONT YARD.

4. **Why is it not possible to comply with the provisions of the by-law?**  
DUE TO THE FIXED AREA OF THE LOT AND THE PROPOSED NATURE OF THE BUSINESS, IT BECAME NECESSARY TO HAVE THE EXTENSION OF THE BUILDING IN THE GROUND FLOOR, THUS ENCROACHING INTO THE REAR SETBACK REDUCING IT TO 13.8 m. THIS PROPOSED REAR YARD SETBACK WILL FALL IN LINE WITH EXISTING B SETBACK OF THE SIMILAR PROPERTY ON THE NORTH.  
AN EXTRA PARKING SPACE COULD NOT BE CARVED OUT AS THAT WOULD ENCROACH INTO THE SOD AREA OF THE FRONT YARD.  
DUE TO THE FIXED AREA OF THE LOT AND THE PROPOSED NATURE OF THE BUSINESS, IT BECAME NECESSARY TO HAVE THE EXTENSION OF THE BUILDING IN THE GROUND FLOOR, THUS ENCROACHING INTO THE REAR SETBACK REDUCING IT TO 13.8 m. SIMILARLY THE PLAN COULD ONLY ACCOMMODATE 1 LOADING SPACE AT THE REAR, WHILE AS 2 LOADING SPACES ARE REQUIRED BY LAW. THUS IT BECAME NECESSARY TO PROVIDE 1 LOADING SPACE WITHIN THE FRONT HALF OF THE BUILDING DEPT.

5. **Legal Description of the subject land:**  
**Lot Number** PART OF BLOCK 0  
**Plan Number/Concession Number** PLAN M-286  
**Municipal Address** 24 REGAN RD. BRAMPTON, ON

6. **Dimension of subject land (in metric units)**  
**Frontage** 37.42  
**Depth** 90.00  
**Area** 3,366.84

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.)

SINGLE STOREY WAREHOUSE  
GROUND FLOOR AREA: 836.74 m<sup>2</sup>  
GROSS FLOOR AREA: 836.74 m<sup>2</sup>  
WIDTH: 24.3 m  
LENGTH: 33.8 m  
HEIGHT: 7 m

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

SINGLE STOREY WAREHOUSE  
GROUND FLOOR AREA: 1,286.86 m<sup>2</sup>  
GROSS FLOOR AREA: 1,286.86 m<sup>2</sup>  
WIDTH: 24.3 m  
LENGTH: 56.19 m  
HEIGHT: 8 m

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 19.95 m  
Rear yard setback 36.19 m  
Side yard setback 4.00 m  
Side yard setback 8.10 m

**PROPOSED**

Front yard setback 19.95 m  
Rear yard setback 13.8 m  
Side yard setback 4.00 m  
Side yard setback 9.86 m

10. Date of Acquisition of subject land: MORE THAN 30 YEARS
11. Existing uses of subject property: WAREHOUSE
12. Proposed uses of subject property: WAREHOUSE
13. Existing uses of abutting properties: INDUSTRIAL
14. Date of construction of all buildings & structures on subject land: MORE THAN 30 YEARS
15. Length of time the existing uses of the subject property have been continued: MORE THAN 30 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE 20<sup>th</sup> OF DECEMBER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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, RAJINDER CHAKU 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 20<sup>th</sup> DAY OF  
December, 2023

Clara Vani  
Signature of Applicant or Authorized Agent  
a Commissioner, etc.,

Province of Ontario,  
for the Corporation of the  
City of Brampton

Clara Vani  
A Commissioner etc.

~~FOR OFFICIAL USE ONLY~~ 20, 2023

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: M4A-186

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

Connor Cowan

Zoning Officer

2023-12-18

Date

DATE RECEIVED Dec 20, 2023 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: 24 REGAN RD, BRAMPTON.

I/We, MOHINDER SINGH - SANTOKH SINGH  
please print/type the full name of the owner(s)

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

RAJINDER CHAKU

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 06 day of NOVEMBER, 2023

Mohinder Singh -

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

Santokh Singh

(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.**

**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: 24 REGAN RD., BRAMPTON

we, MOHINDER SINGH - SANTOKH SINGH  
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.

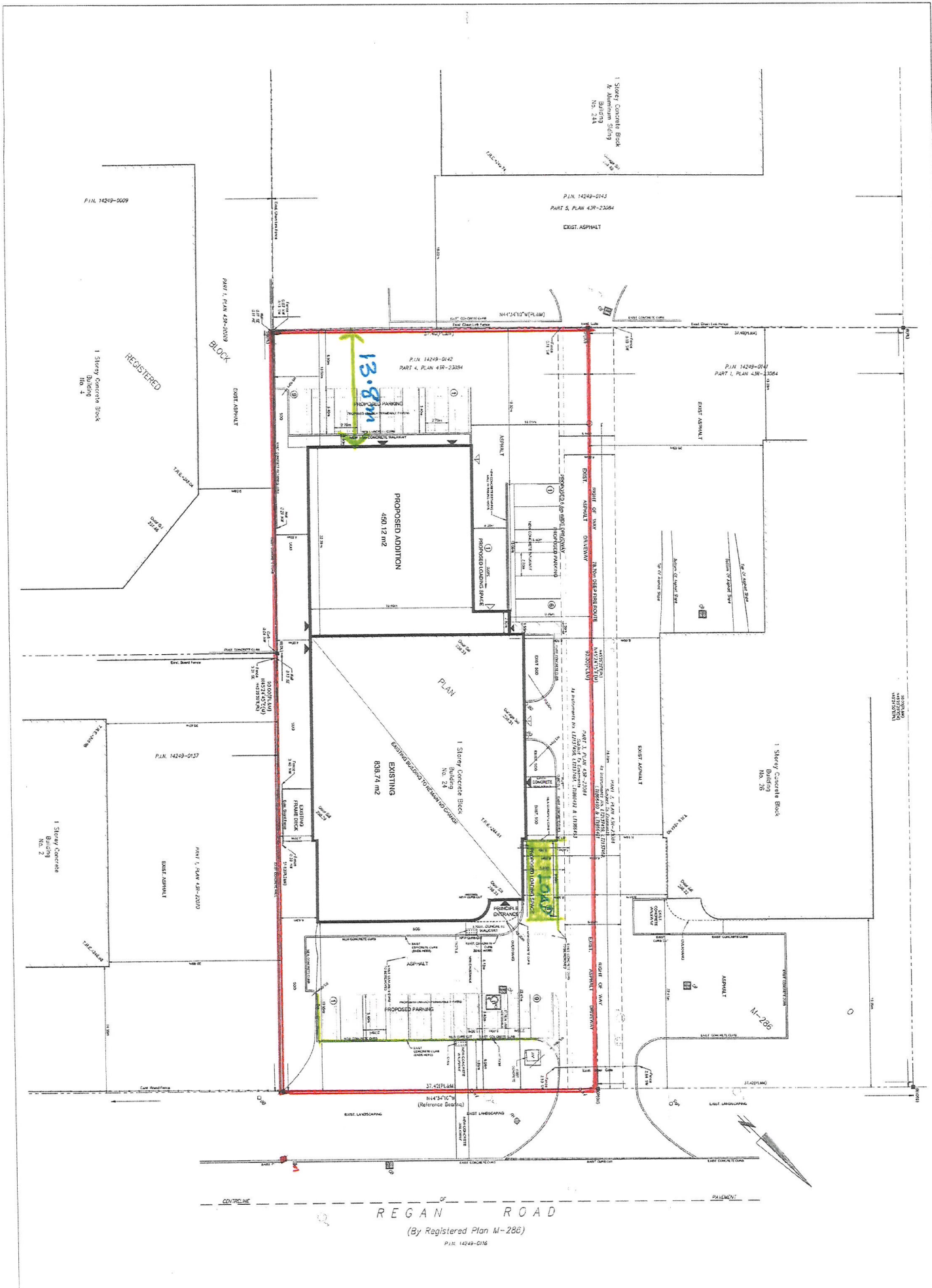
Dated this 06 day of NOVEMBER, 2023

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

Santokh Singh  
(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**



DRAWING NO:

**SP-1**

**RAJINDER  
CHAKU  
ARCHITECT  
INC.**

CERTIFICATE OF PRACTICE NO: 4588  
218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7  
Tel: (416) 841-8010 Email: rajinderchaku@yahoo.co.uk

DRAWN BY:

A.M.

CHECKED BY:

R.C.

DRAWING NAME:

**SITE PLAN**

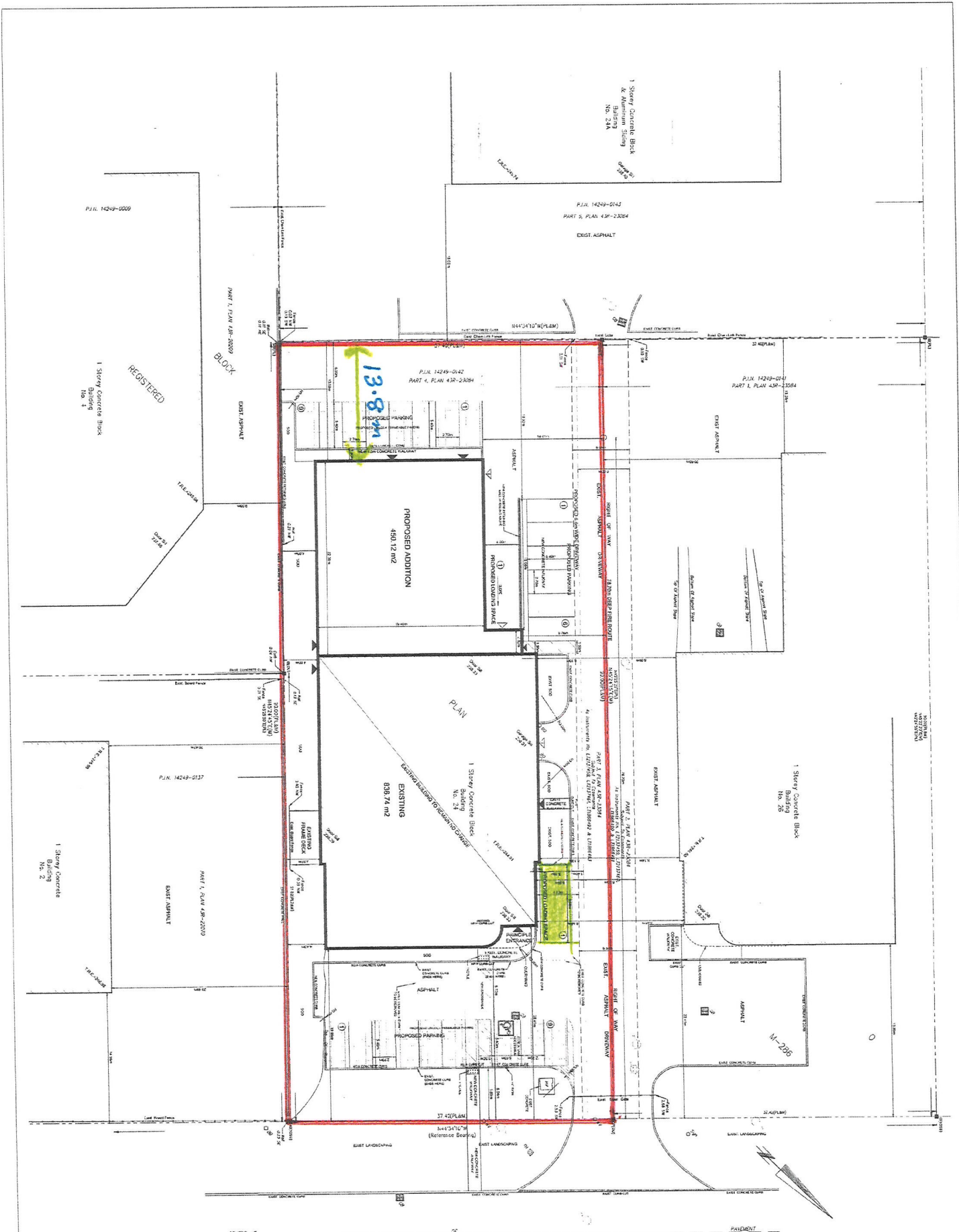
PROJECT:

**PROPOSED ADDITION TO THE  
EXISTING BUILDING**

LOCATION:

**24 REGAN ROAD,  
BRAMPTON, ON.**





REGAN ROAD  
 (By Registered Plan M-286)  
 P.I.N. 14249-0116

DRAWING NO:  
**SP-1**

**RAJINDER  
 CHAKU  
 ARCHITECT  
 INC.**

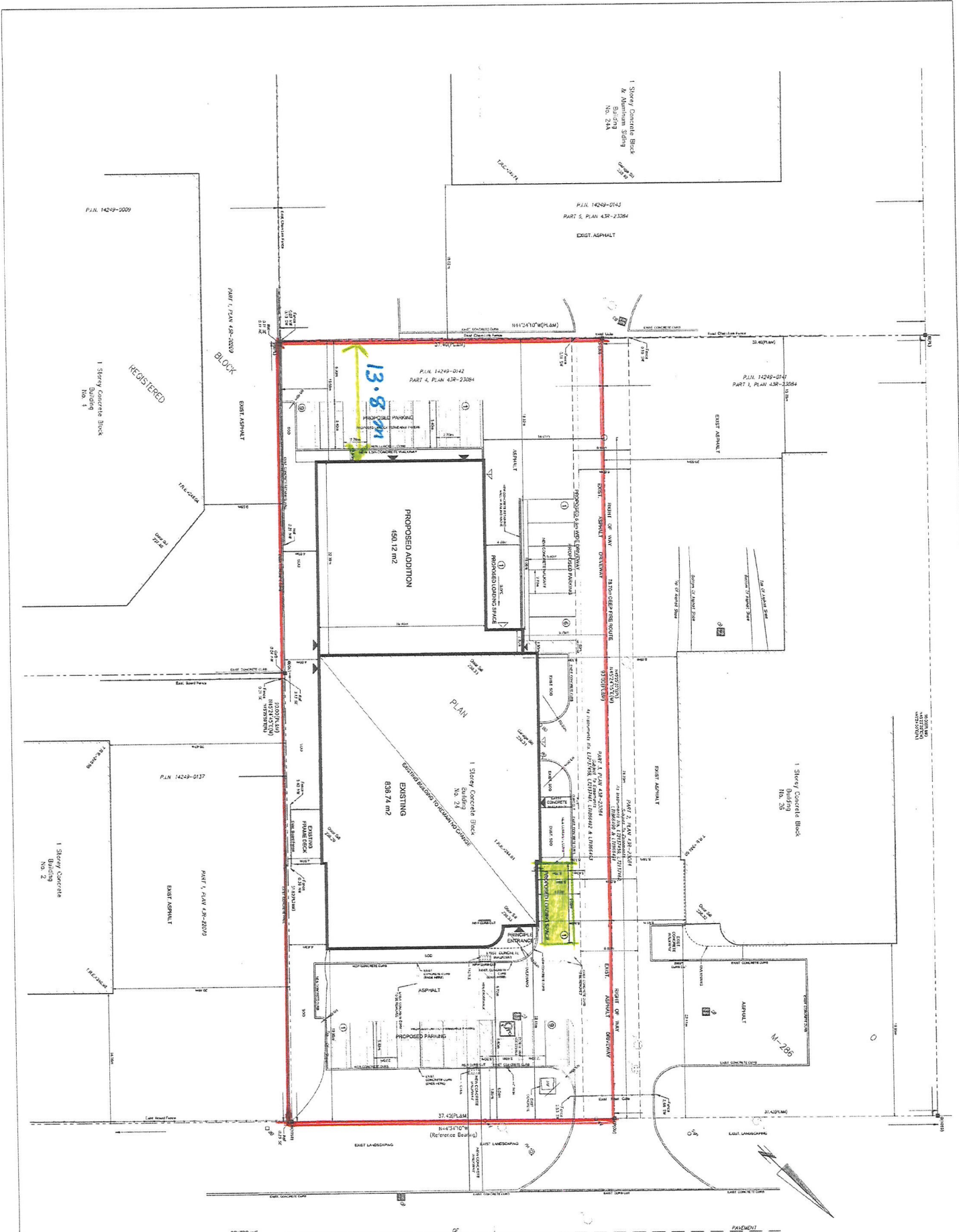
CERTIFICATE OF PRACTICE NO: 4588  
 218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7  
 Tel: (416) 841-8010 Email: rajinderchaku@yahoo.co.uk

DRAWN BY: **A.M.**  
 CHECKED BY: **R.C.**  
 DRAWING NAME:  
**SITE PLAN**

PROJECT:  
**PROPOSED ADDITION TO THE  
 EXISTING BUILDING**

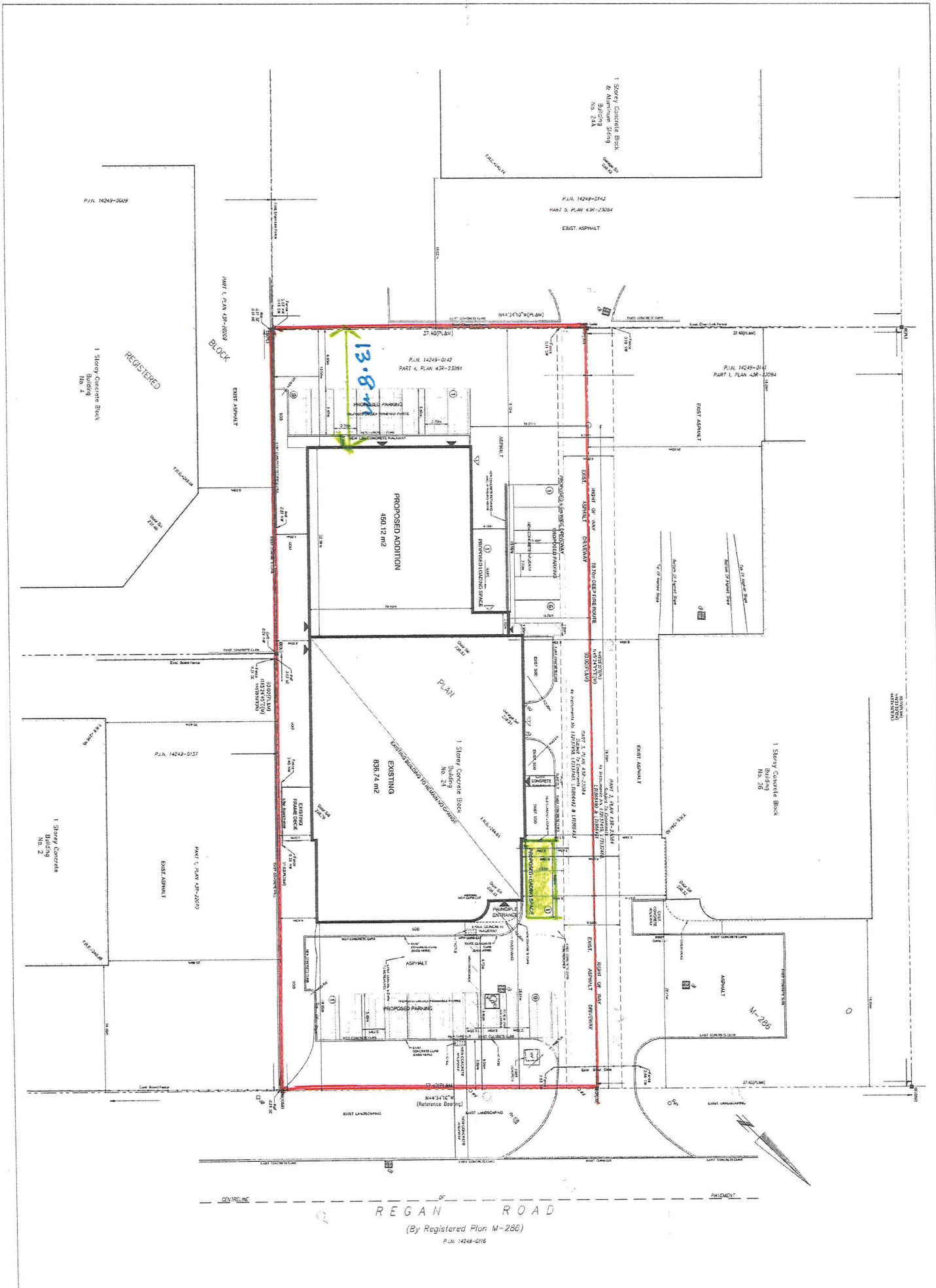
LOCATION:  
**24 REGAN ROAD,  
 BRAMPTON, ON.**





REGAN ROAD  
 (By Registered Plan M-286)  
 PLAN 14249-016

<p>DRAWING NO:</p> <h1 style="margin: 0;">SP-1</h1>	<p>DRAWN BY:</p> <p><b>A.M.</b></p>	<p>PROJECT:</p> <p><b>PROPOSED ADDITION TO THE EXISTING BUILDING</b></p>
	<p>CHECKED BY:</p> <p><b>R.C.</b></p>	
	<p>DRAWING NAME:</p> <p><b>SITE PLAN</b></p>	
<p>CERTIFICATE OF PRACTICE NO: 4588</p> <p>218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7</p> <p>Tel: (416) 841-8010 Email: rajinderchaku@yahoo.co.uk</p>		<p>LOCATION:</p> <p><b>24 REGAN ROAD, BRAMPTON, ON.</b></p>



DRAWING NO:

**SP-1**

**RAJINDER  
CHAKU  
ARCHITECT  
INC.**

CERTIFICATE OF PRACTICE NO: 4588  
218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7  
Tel: (416) 841-8010 Email: rajinderchaku@yahoo.co.uk

DRAWN BY:

**A.M.**

CHECKED BY:

**R.C.**

DRAWING NAME:

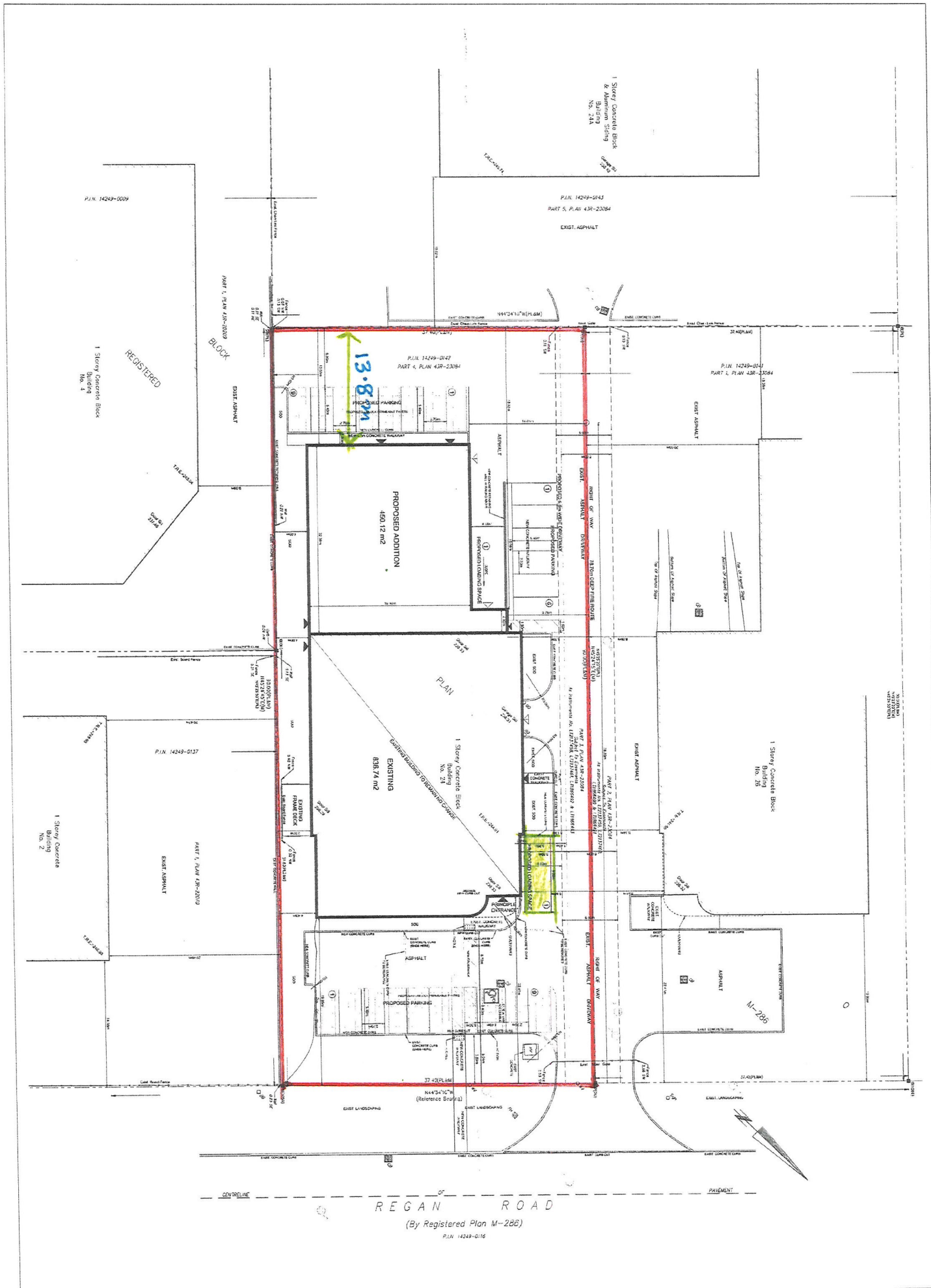
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PROJECT:

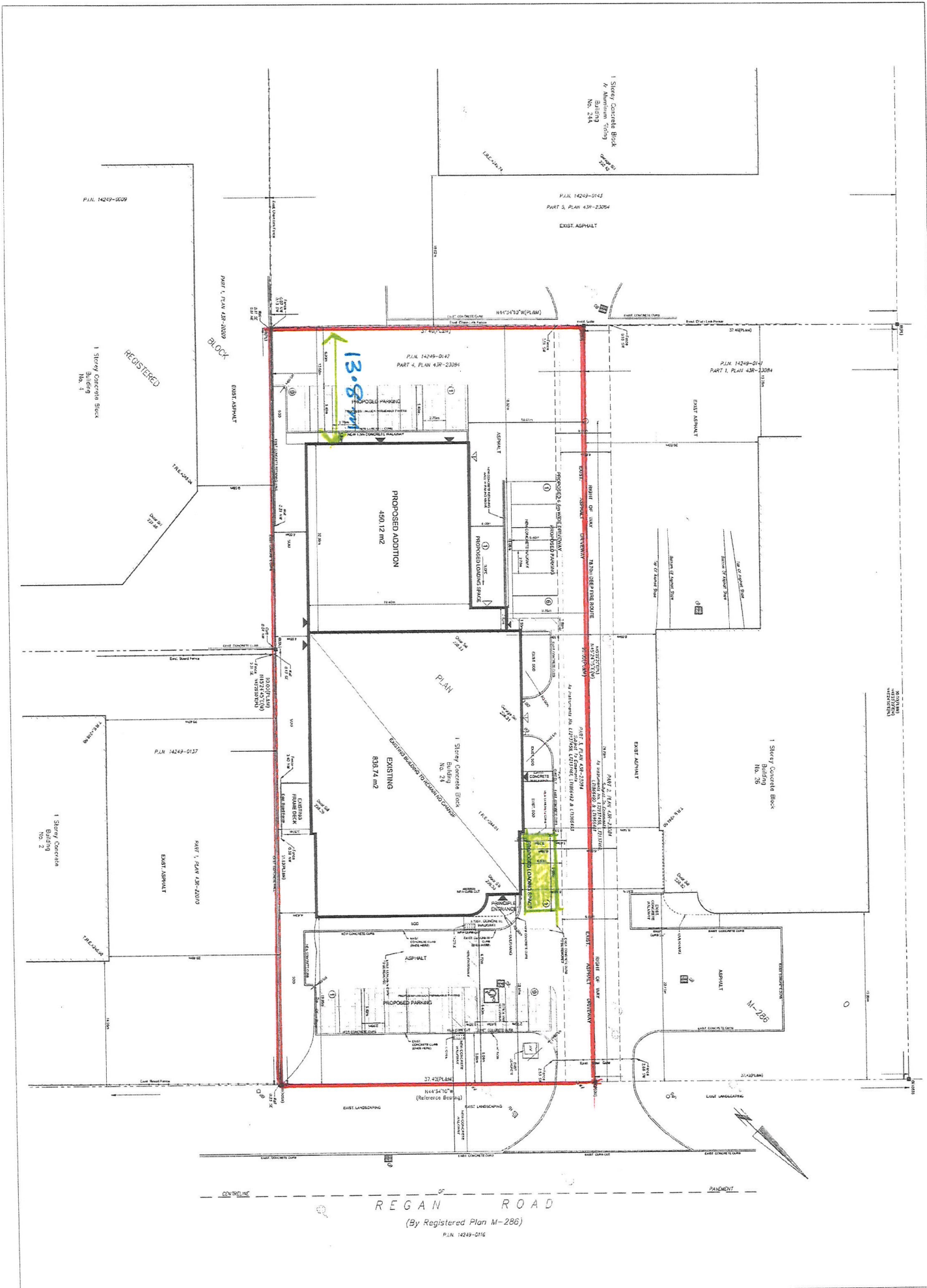
**PROPOSED ADDITION TO THE  
EXISTING BUILDING**

LOCATION:

**24 REGAN ROAD,  
BRAMPTON, ON.**



DRAWING NO:  <h1 style="margin: 0;">SP-1</h1>	<h2 style="margin: 0;">RAJINDER CHAKU ARCHITECT INC.</h2> <p style="font-size: small; margin: 0;">CERTIFICATE OF PRACTICE NO: 4588 218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7 Tel: (416) 841-6010 Email: rajinderchaku@yahoo.co.uk</p>	DRAWN BY: <p style="text-align: center; font-weight: bold;">A.M.</p> CHECKED BY: <p style="text-align: center; font-weight: bold;">R.C.</p> DRAWING NAME: <p style="text-align: center; font-weight: bold;">SITE PLAN</p>	PROJECT: <p style="text-align: center; font-weight: bold;">PROPOSED ADDITION TO THE EXISTING BUILDING</p> LOCATION: <p style="text-align: center; font-weight: bold;">24 REGAN ROAD, BRAMPTON, ON.</p>
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DRAWING NO:

**SP-1**

**RAJINDER  
CHAKU  
ARCHITECT  
INC.**

CERTIFICATE OF PRACTICE NO: 4588  
218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7  
Tel: (416) 841-8010 Email: rajinderchaku@yahoo.co.uk

DRAWN BY:

A.M.

CHECKED BY:

R.C.

DRAWING NAME:

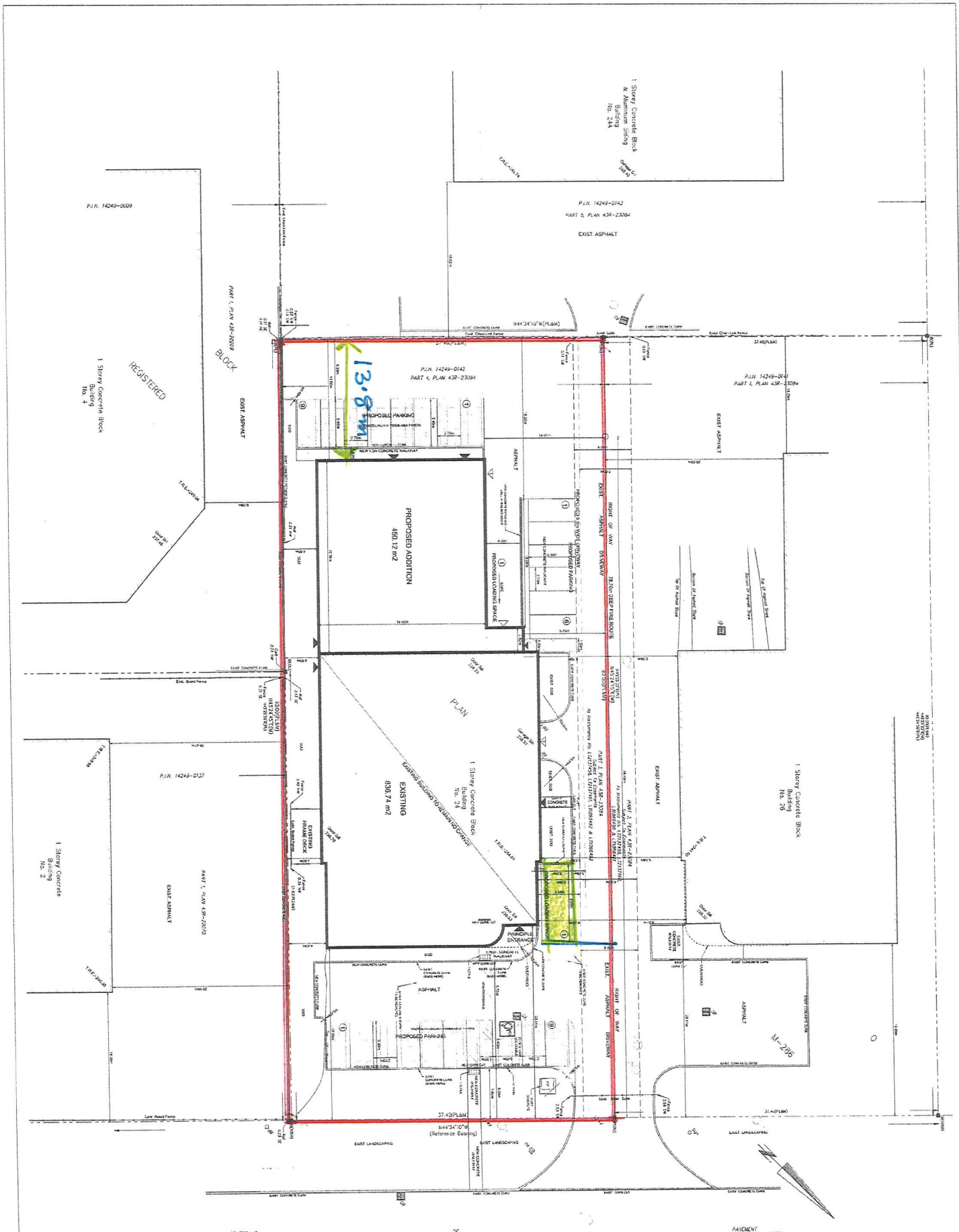
**SITE PLAN**

PROJECT:

**PROPOSED ADDITION TO THE  
EXISTING BUILDING**

LOCATION:

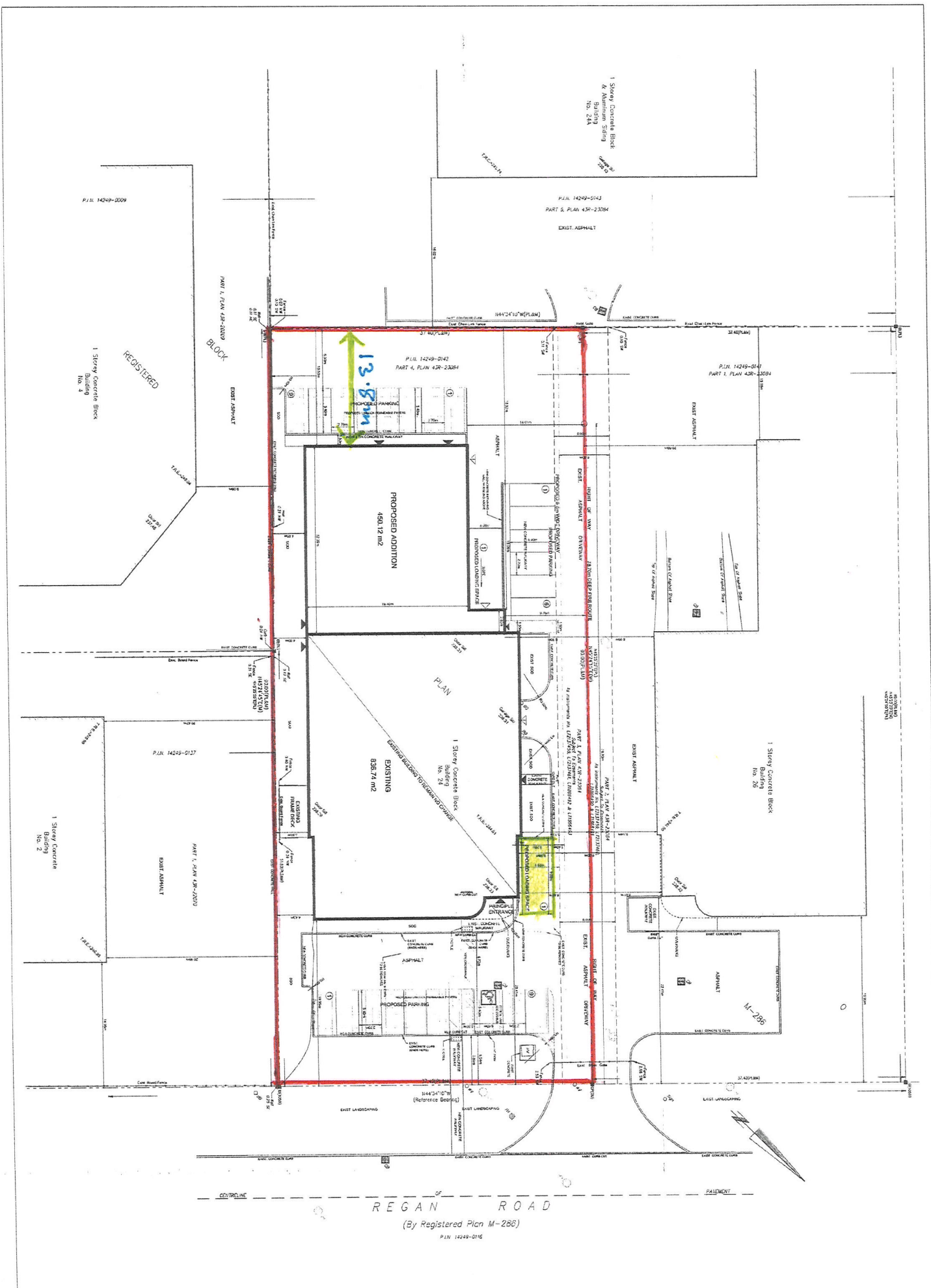
**24 REGAN ROAD,  
BRAMPTON, ON.**



REGAN ROAD  
 (By Registered Plan M-288)  
 P.L.N. 14249-0116

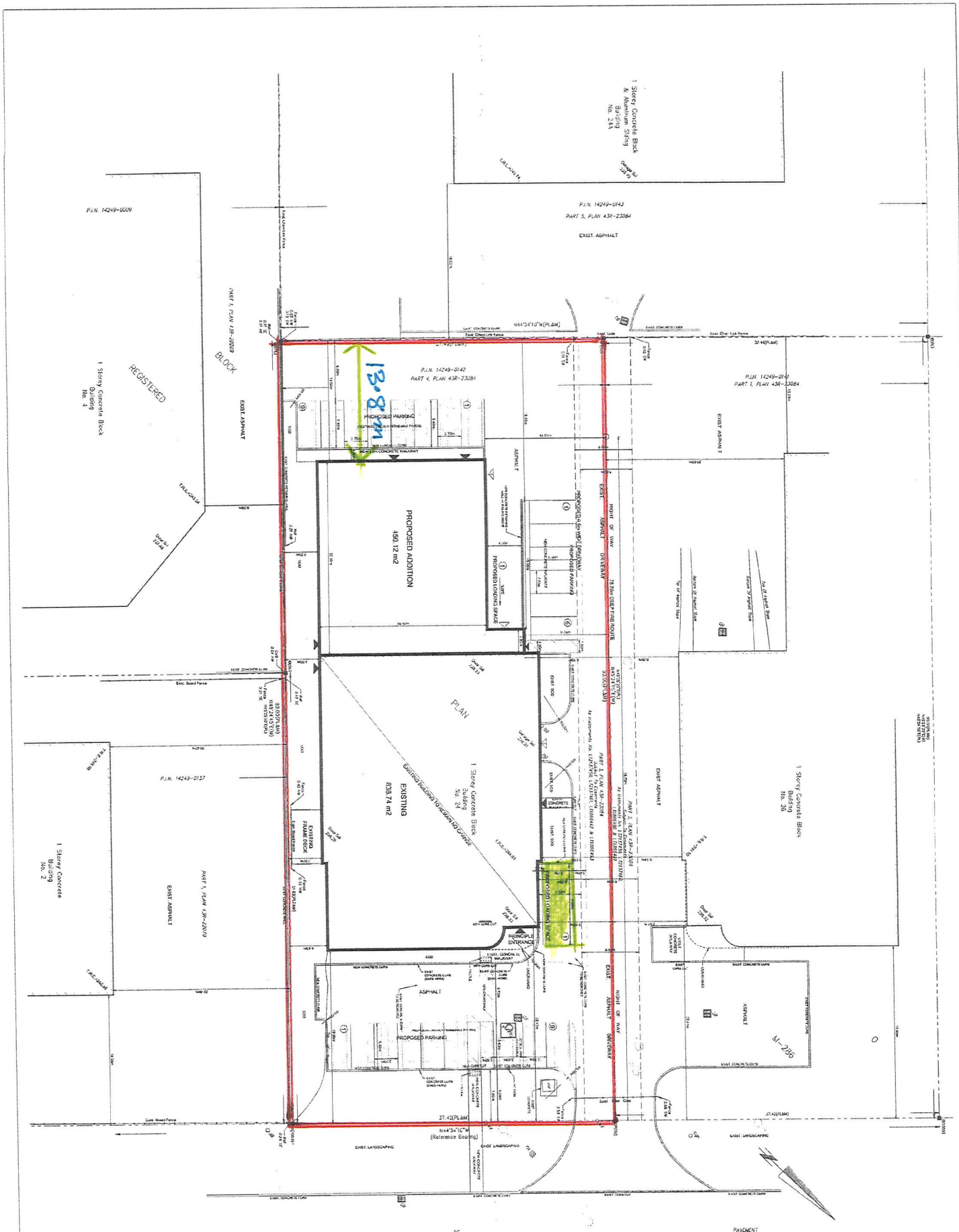
DRAWING NO:  <h1 style="margin: 0;">SP-1</h1>	<b>RAJINDER          CHAKU          ARCHITECT          INC.</b>	DRAWN BY: <b>A.M.</b>	PROJECT:  <b>PROPOSED ADDITION TO THE          EXISTING BUILDING</b>
		CHECKED BY: <b>R.C.</b>	
		DRAWING NAME:  <b>SITE PLAN</b>	
			LOCATION:  <b>24 REGAN ROAD,          BRAMPTON, ON.</b>

CERTIFICATE OF PRACTICE NO: 4588  
 218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7  
 Tel: (416) 641-8010 Email: rajinderchaku@yahoo.co.uk



DRAWING NO:  <b>SP-1</b>	<b>RAJINDER CHAKU ARCHITECT INC.</b> <small>CERTIFICATE OF PRACTICE NO: 4588          218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7          Tel: (416) 841-8010 Email: rajinderchaku@yahoo.co.uk</small>	DRAWN BY: A.M.	PROJECT:  <b>PROPOSED ADDITION TO THE EXISTING BUILDING</b>
		CHECKED BY: R.C.	
		DRAWING NAME: <b>SITE PLAN</b>	LOCATION:  <b>24 REGAN ROAD, BRAMPTON, ON.</b>

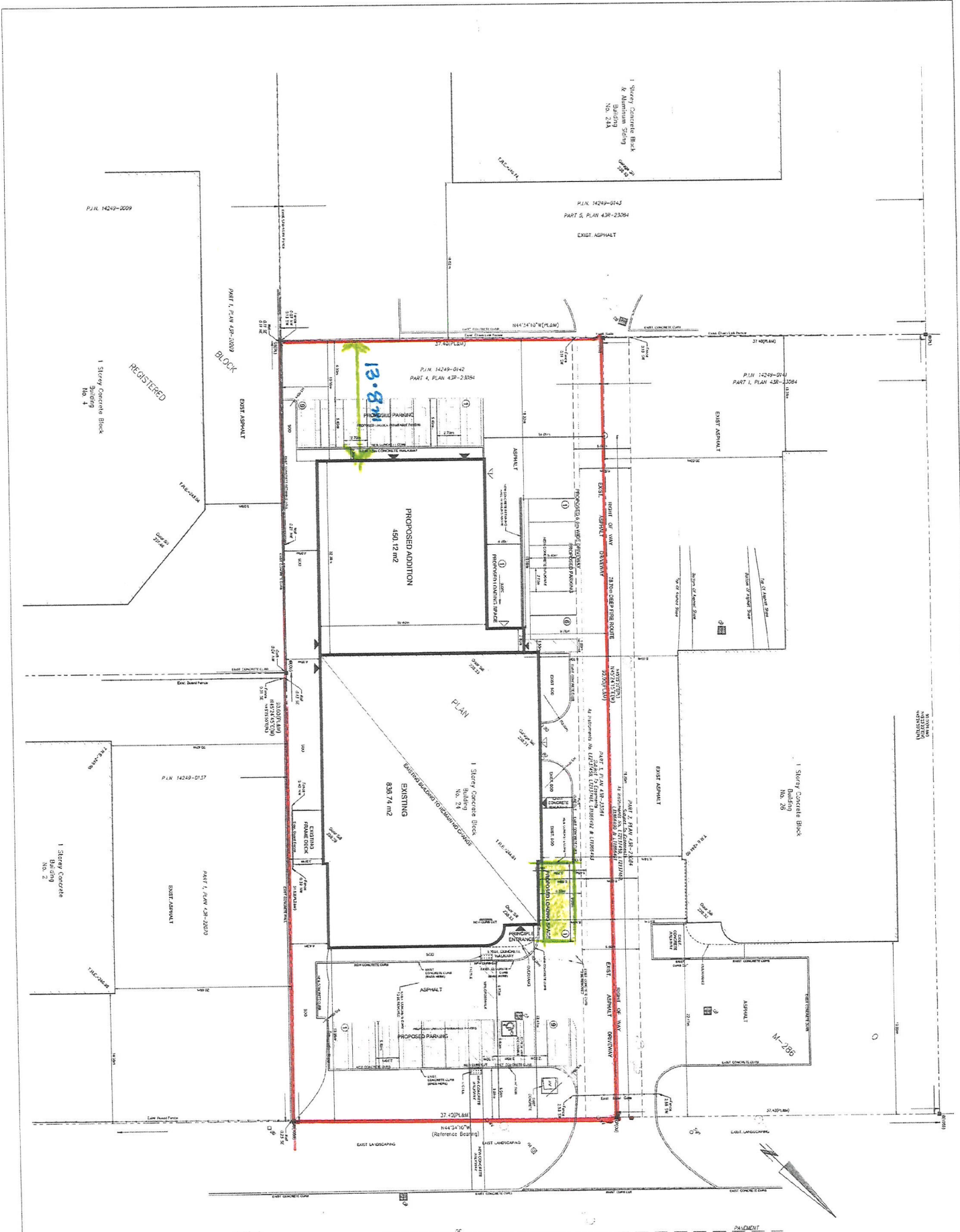




REGAN ROAD  
 (By Registered Plan M-286)  
 P.L.N. 14249-0116

<p>DRAWING NO:</p> <h1 style="margin: 0;">SP-1</h1>	<p><b>RAJINDER CHAKU ARCHITECT INC.</b></p> <p>CERTIFICATE OF PRACTICE NO: 4588          218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7          Tel: (416) 841-8010 Email: rajinderchaku@yahoo.co.uk</p>	<p>DRAWN BY:</p> <p style="text-align: center;">A.M.</p>	<p>PROJECT:</p> <p style="text-align: center;">PROPOSED ADDITION TO THE EXISTING BUILDING</p>
	<p>CHECKED BY:</p> <p style="text-align: center;">R.C.</p>	<p>LOCATION:</p> <p style="text-align: center;">24 REGAN ROAD, BRAMPTON, ON.</p>	
	<p>DRAWING NAME:</p> <p style="text-align: center;">SITE PLAN</p>		





REGAN ROAD  
 (By Registered Plan M-286)  
 P.L.N. 14249-016

DRAWING NO:  <h1 style="margin: 0;">SP-1</h1>	<b>RAJINDER          CHAKU          ARCHITECT          INC.</b>	DRAWN BY: <p style="text-align: center;">A.M.</p> CHECKED BY: <p style="text-align: center;">R.C.</p> DRAWING NAME: <p style="text-align: center;">SITE PLAN</p>	PROJECT:  <p style="text-align: center;">PROPOSED ADDITION TO THE          EXISTING BUILDING</p>
	CERTIFICATE OF PRACTICE NO: 4588 218 Export Blvd, Suite 407, Mississauga, Ontario L5S 0A7 Tel: (416) 841-8010 Email: rajinderchaku@yahoo.co.uk	LOCATION:  <p style="text-align: center;">24 REGAN ROAD,          BRAMPTON, ON.</p>	

SITE NOTES:

AREA CALCULATIONS	
SITE STATISTICS	
SITE AREA	= 3,366.84 sq. m 100%
BUILDING FOOTPRINT / COVERAGE	= 1,286.86 sq. m 38.22%
EXISTING	= 636.74 sq. m
PROPOSED	= 450.12 sq. m
LANDSCAPE AREA	= 587.30 sq. m 16.85%
PARKING, DRIVEWAY / PAVED AREA	= 1,512.88 sq. m 44.93%
FRONT YARD AREA	= 745.34 sq. m
FRONT YARD LANDSCAPE	= 272.46 sq. m 36.55%

PARKING CALCULATIONS	
Total Floor Area	1,286.86 sq. m
Deductions	64.3 sq. m
G.F.A.	1,222.56 sq. m
PARKING REQUIRED	(@1 for 65 sq. m) 24
PARKING PROVIDED	23
(Accessible Parking)	(2)
LOADING/UNLOADING SPACES	2
DRIVE-IN SPACES	2

LEGAL INFORMATION:

Part of BLOCK 0  
REGISTERED PLAN M-286  
CITY OF BRAMPTON  
Regional Municipality of Peel

SURVEY INFORMATION TAKEN FROM:

**IGTA**  
Greater Toronto Area  
**SURVEYING INC.**  
7003 Steeles Ave. West, Unit 12, Toronto ON M3W 0A2  
Tel: (416) 679-0572  
E-MAIL: jw@gtasurveying.ca

KEYPLAN:

NO: DATE: REVISION:  
ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC. PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE AND BE RETURNED AT HIS REQUEST.

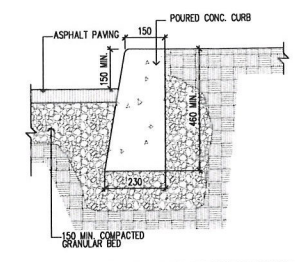
**RAJINDER CHAKU ARCHITECT INC.**  
OFFICE OF PRACTICE NO. 4588  
218 Queen Street, Suite 407, Mississauga, Ontario L5S 0A7  
Tel: (416) 641-8010, Email: rajinder@rajchaku.com

PROJECT: ADDITION TO EXISTING INDUSTRIAL BUILDING

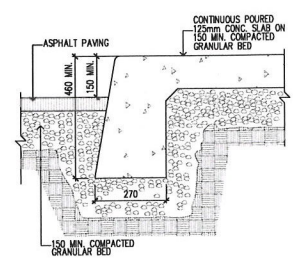
CITY FILE # SPA-2023-0009  
LOCATION: 24 REGAN ROAD, BRAMPTON, ON.

CHECKED BY: R.C. DRAWN BY: A.M.  
PROJECT DATE: FEBRUARY 2022  
SCALE: 1:200

DRAWING NAME: SITE PLAN  
DRAWING NO: SP-1



7 CONCRETE CURB DETAIL (A)  
SCALE: 1:20



8 CONCRETE CURB DETAIL (B)  
SCALE: 1:20

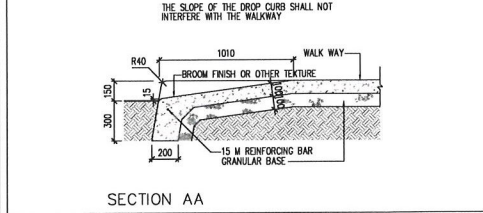
SITE NOTES CONTD:

LEGEND:	DESCRIPTION:
▽	DRIVE IN DOORS
▷	LOADING DOCK
▶	MAN DOOR ENTRANCE / EXIT
○	BUILDING MOUNTED LIGHT
○	BOLLARD
○	UNLOCK PERMEABLE PAVERS

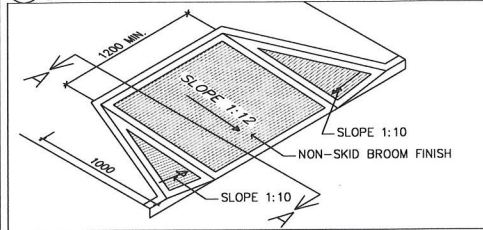
Ontario Building Code Data Matrix 2012

Firm Name: Rajinder Chaku Architect Inc. Seal and Signature:  
 Certificate of Practice Number: 4588  
 70 Ravenwood Dr, Brampton, ON L6Y 3Z4  
 Tel: 416-641-8010, Email: rajinder@rajchaku.com  
 Name of Project: Transportation Depot  
 Location (Address): 24 Regan Road, Brampton, ON

Item	Ontario Building Code Data	IBC Reference
1	Project Description: Addition to Existing Industrial Building Change of Use: <input type="checkbox"/> New Construction <input type="checkbox"/> Yes <input type="checkbox"/> Addition <input type="checkbox"/> No <input type="checkbox"/> Alteration/ Renovation	
2	Major Occupancy(s): Warehouse	
3	Building Area: Existing 636.74 m <sup>2</sup> New 450.12 m <sup>2</sup> Total 1,286.86 m <sup>2</sup>	
4	Gross Area: Existing N/A m <sup>2</sup> New 1,222.56 m <sup>2</sup> Total 1,222.56 m <sup>2</sup>	
5	Number of Storeys: Above Grade 1 Below Grade 0	
6	Height of Building: 7.98 m	
7	Number of Storeys: 1	
8	Building Classification: 3.2.2. 69A Group F Division: 2	
9	Sprinkler System: <input type="checkbox"/> Entire Building <input type="checkbox"/> In Lieu of Floor Rating <input type="checkbox"/> Basement Only <input type="checkbox"/> Not Required	
10	Standpipe System: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
11	Fire Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No	
12	Fire Fighting Water Supply, as Required by 3.2.5.7, is Provided by Means of Municipal Fire Hydrant	
13	High Building per 3.2.6.: <input type="checkbox"/> Yes <input type="checkbox"/> No	
14	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Noncombustible <input type="checkbox"/> Both Proposed Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Noncombustible <input type="checkbox"/> Both	
15	Mezzanine (s): N/A   Aggregate Area: N/A m <sup>2</sup>   % of Floor/Suite: N/A	
16	Occupant Load: 40 persons	
17	Barrier Free Design: <input type="checkbox"/> Yes (1st Floor Only) <input type="checkbox"/> No (explain)	
18	Spatial Separation - Construction of Exterior Walls: Wall Area of U.L.C. (m <sup>2</sup> ) or EBF (m <sup>2</sup> )   Mix. Permitted Openings   Proposed FRFR (m <sup>2</sup> )   Comb. Constr.   Comb. Constr. w/ Non-Cladding   Non-Comb. Constr. w/ Non-Cladding	
	North 354.98 8.12 31% 12% 2.1% N/A N/A N/A Yes	
	South 384.99 3.97 31% 0% 3.4% N/A N/A N/A Yes	
	East 107.77 19.95 31% 00% 44.81% N/A N/A N/A Yes	
	West 177.55 13.80 31% 32% 2.6% N/A N/A N/A Yes	



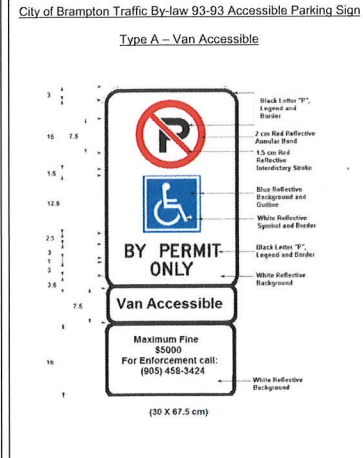
6 BARRIER FREE RAMP SECTION  
SCALE: 1:20



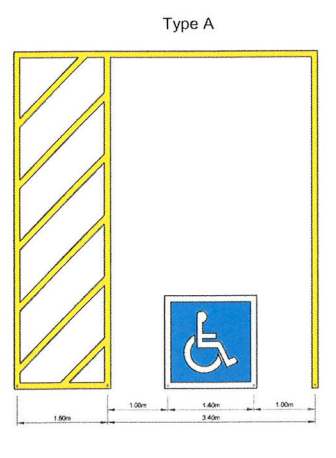
5 BARRIER FREE RAMP  
SCALE: 1:20



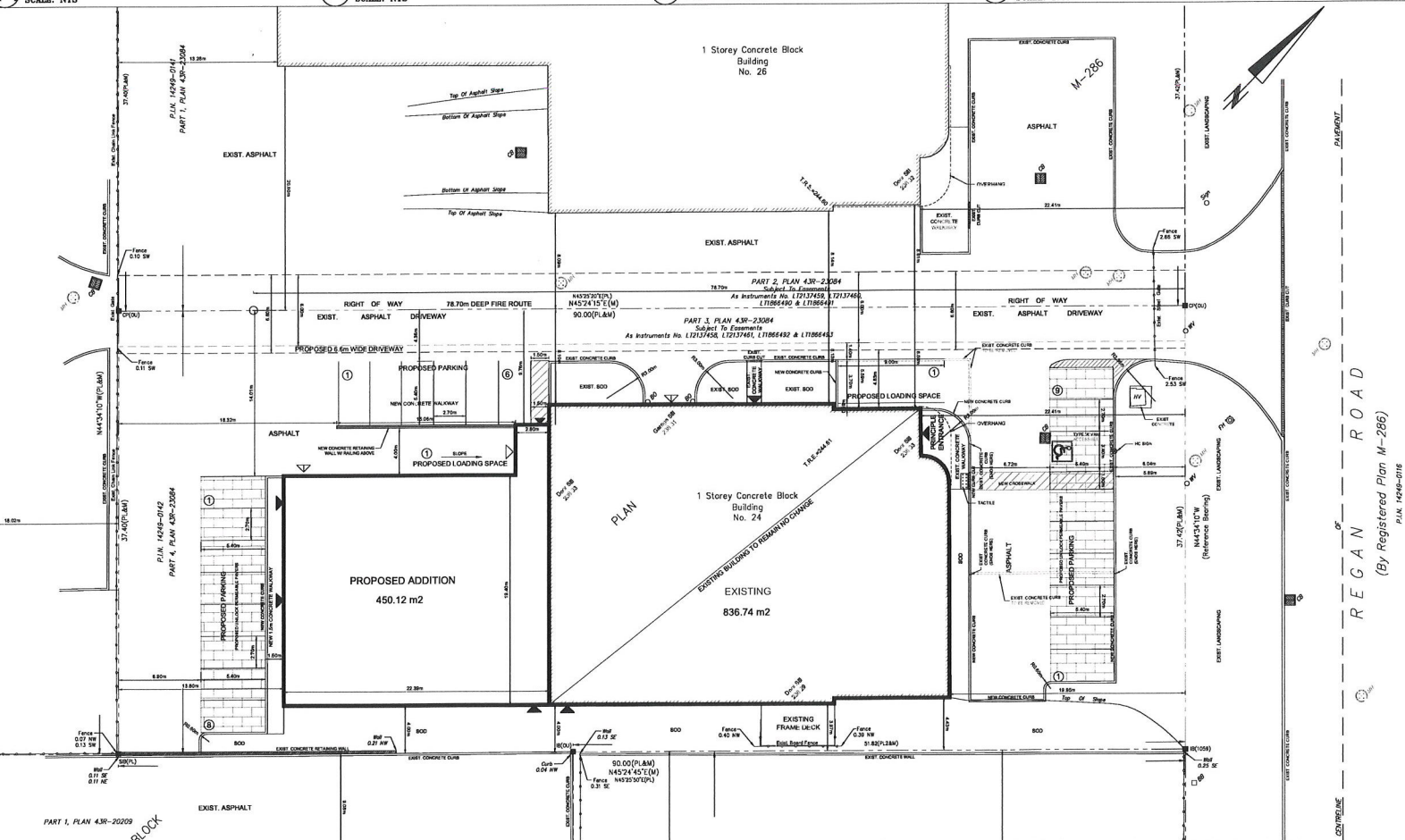
4 ACCESSIBLE PARKING SIGN  
SCALE: NTS



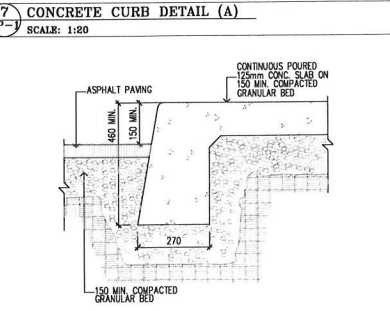
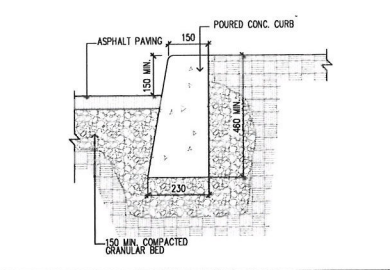
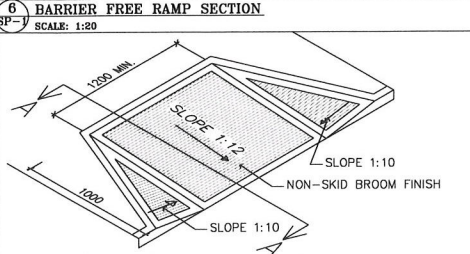
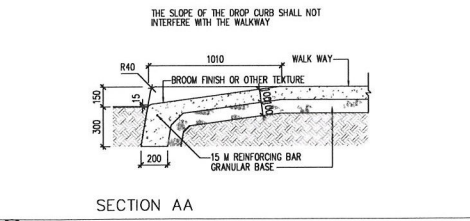
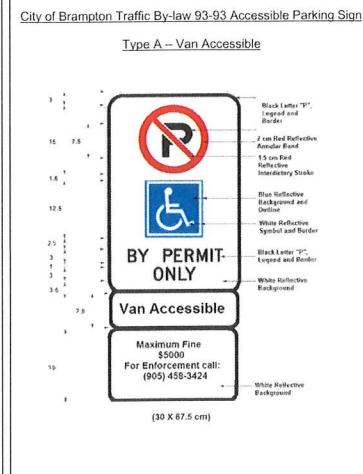
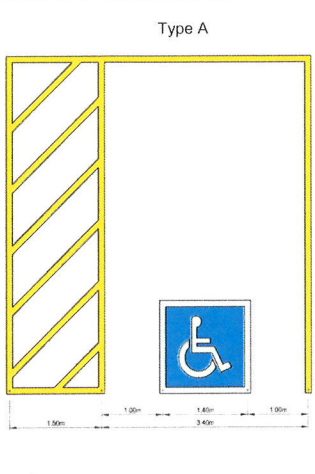
3 ACCESSIBLE PARKING SIGN  
SCALE: NTS



2 PAVEMENT MARKING PLACEMENT  
SCALE: NTS



1 SITE PLAN  
SCALE: 1:200



**SITE NOTES:**

AREA CALCULATIONS	
<b>SITE STATISTICS</b>	
SITE AREA	= 3,366.84 sq m 100%
BUILDING FOOTPRINT / COVERAGE	= 1,232.74 sq m 38.22%
EXISTING	= 836.74 sq m
PROPOSED	= 396.00 sq m
LANDSCAPE AREA	= 567.30 sq m 16.85%
PARKING DRIVEWAY	= 1,512.88 sq m 44.93%
FRONT YARD AREA	= 745.34 sq m
FRONT YARD LANDSCAPE	= 272.46 sq m 38.55%

PARKING CALCULATIONS	
Total Floor Area	1,232.74sq. m
Reductions	42.5 sq. m
G.F.A.	1,190.24 sq. m
PARKING REQUIRED	(@1 for 55 sq. m) 22
PARKING PROVIDED	22
(Accessible Parking)	(1)
LOADING/UNLOADING SPACES	2
DRIVE-IN SPACES	2

**LEGAL INFORMATION:**

Part of BLOCK 0 REGISTERED PLAN M-286 CITY OF BRAMPTON Regional Municipality of Peel

**SURVEY INFORMATION TAKEN FROM:**

**IGTA**  
Greater Toronto Area  
**SURVEYING Inc.**  
7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2  
Tel: (416) 879-0572  
E-MAIL: jw@gtasurveying.ca



NO.	DATE	REVISION:	CITY COMMENT
1	11/27/2024		

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.

**RAJINDER CHAKU ARCHITECT INC.**

218 Essex Blvd, Suite 407, Mississauga, Ontario L5B 5A7  
Tel: (416) 841-0010 Email: rajinderchaku@yahoo.co.uk

**PROJECT:**

**ADDITION TO EXISTING INDUSTRIAL BUILDING**

CITY FILE #	SPA-2023-0009
PROJECT NAME:	24 REGAN ROAD, BRAMPTON, ON.
CHECKED BY:	R.C.
DRAWN BY:	A.M.
PROJECT DATE:	FEBRUARY 2022
SCALE:	1:200
DRAWING NAME:	SITE PLAN
DRAWING NO.:	SP-1

**2 PAVEMENT MARKING PLACEMENT**  
SCALE: NTS

**3 ACCESSIBLE PARKING SIGN**  
SCALE: NTS

**4 ACCESSIBLE PARKING SIGN**  
SCALE: NTS

**5 BARRIER FREE RAMP**  
SCALE: 1:20

**6 CONCRETE CURB DETAIL (B)**  
SCALE: 1:20

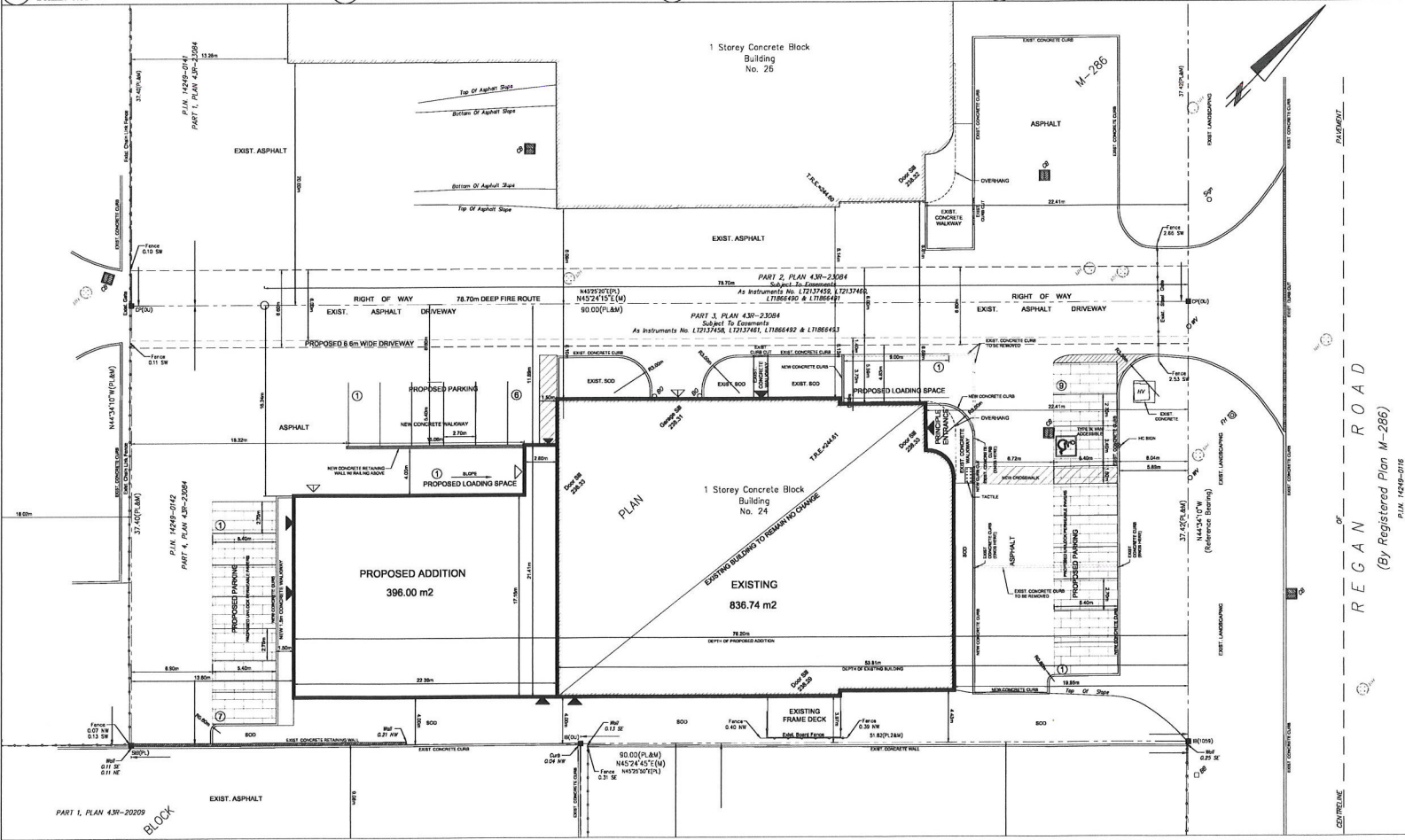
**SITE NOTES CONT'D:**

LEGEND:	
▽	DRIVE IN DOORS
▷	LOADING DOCK
▶	MAN DOOR ENTRANCE / EXIT
○	BUILDING MOUNTED LIGHT
○	BOLLARD
□	UNILOCK PERMEABLE PAVERS

**Ontario Building Code Data Matrix 2012**

Firm Name: Rajinder Chaku Architect Inc. Seal and Signature:  
Certificate of Practice Number: 4588  
70 Ravenswood Dr, Brampton, ON L6Y 3Z4  
Tel: 416-841-0010, Email: rajinderchaku@yahoo.co.uk  
Name of Project: Transportation Depot  
Location (Address): 24 Regan Road, Brampton, ON

Item	Ontario Building Code Data	IBC Reference
1	Project Description: Addition to Existing Industrial Building Change of Use: <input type="checkbox"/> New Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> No <input type="checkbox"/> Alteration/ Renovation	
2	Major Occupancy(s): Warehouse	
3	Building Area: Existing 836.74 m <sup>2</sup> New 396.00 m <sup>2</sup> Total 1,232.74 m <sup>2</sup>	
4	Gross Area: Existing 836.74 m <sup>2</sup> New 396.00 m <sup>2</sup> Total 1,232.74 m <sup>2</sup>	
5	Number of Storeys: Above Grade 1 Below Grade 0	
6	Height of Building: 2.98 m	
7	Number of Storeys: 1	
8	Building Classification: 3.2.2. 89.A Group: F Division: 2	
9	Sprinkler System: <input type="checkbox"/> Entire Building <input type="checkbox"/> In Line of Road Rating <input type="checkbox"/> Basement Only <input checked="" type="checkbox"/> Not Required	
10	Standpipe System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
11	Fire Alarm: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
12	Fire Fighting Water Supply, as Required by 3.2.5.7., is Provided by Means of: Municipal Fire Hydrant	
13	High Building per 3.2.6.: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Noncombustible <input type="checkbox"/> Both	
15	Proposed Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Noncombustible <input type="checkbox"/> Both	
16	Mezzanine (s): N/A Aggregate Area N/A m <sup>2</sup> % of Floor/Suite N/A	
17	Occupant Load: 40 persons	
18	Based On: <input type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> Design of Building	
19	Barrier Free Design: <input checked="" type="checkbox"/> Yes (1st Floor Only) <input type="checkbox"/> No (explain)	
20	Special Separation - Construction of Exterior Walls	
21	Wall Area of EBF (m <sup>2</sup> )	
22	Area of H or J of Openings	
23	Max Permitted % of Openings	
24	Proposed FRR (m <sup>2</sup> )	
25	Comb. Const. w/ Non-Cladding	
26	Comb. Const. w/ Non-Cladding	
27	Non-Comb. Const. w/ Non-Cladding	
28	Yes	
29	Yes	
30	Yes	
31	Yes	
32	Yes	
33	Yes	
34	Yes	
35	Yes	
36	Yes	
37	Yes	
38	Yes	
39	Yes	
40	Yes	
41	Yes	
42	Yes	
43	Yes	
44	Yes	
45	Yes	
46	Yes	
47	Yes	
48	Yes	
49	Yes	
50	Yes	
51	Yes	
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81	Yes	
82	Yes	
83	Yes	
84	Yes	
85	Yes	
86	Yes	
87	Yes	
88	Yes	
89	Yes	
90	Yes	
91	Yes	
92	Yes	
93	Yes	
94	Yes	
95	Yes	
96	Yes	
97	Yes	
98	Yes	
99	Yes	
100	Yes	



**1 SITE PLAN**  
SCALE: 1:200

# Zoning Non-compliance Checklist

File No.  
A-2023-0417

Applicant: Rajinder Chaku  
 Address: 24 Regan Rd  
 Zoning: M4A-186  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a truck loading facility within the front half of the building depth	Whereas the by-law does not permit a truck loading facility within the front half of the building depth	182.2(g)(2)
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a truck loading facility within a front yard	Whereas the by-law does not permit a truck loading facility within a front yard	182.2(g)(1)
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a rear yard setback of 13.8m to a proposed addition	whereas the by-law requires a minimum rear yard setback of 20m	186.2(e)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
NUMBER OF PARKING SPACES	To permit a total of <sup>20</sup> <del>23</del> parking spaces <i>22 parking</i>	whereas the by-law requires a minimum <sup>21</sup> <del>24</del> parking spaces; <i>21 required</i>	30.5
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2023-12-18

Date