



FILE NUMBER: A-2025-0001

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)** BALBIR SINGH GORAYA 1515820 ONTARIO INC R.S
Address 7694 REDSTONE ROAD, MISSISSAUGA ,ON L4T 2B9

Phone # 416-409-9801 **Fax #** _____
Email info@cnaemb.com

2. **Name of Agent** PRABHJOT KAUR
Address 366 HANSEN ROAD NORTH, BRAMPTON, ON, L6V 3P7

Phone # 437-22-7934 437-220-7934 **Fax #** _____
Email prabhjothanda1927@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
TO PERMIT ADDITION OF MEZZANINE FLOOR WITH 7 PARKING SPACES WHEREAS BY-LAW REQUIRES 9 SPACES

4. **Why is it not possible to comply with the provisions of the by-law?**
NOT ENOUGH PARKING SPOTS IN THE PLAZA.

5. **Legal Description of the subject land:**
Lot Number 14
Plan Number/Concession Number M-239/4
Municipal Address 22-171 ADVANCE BLVD, BRAMPTON, ON, L6T4Z6

6. **Dimension of subject land (in metric units)**
Frontage 250 M
Depth 150 M
Area 30,000 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:

EXISTING PRINTING BUSINESS _____
GROSS FLOOR AREA=376.8 SQ.M _____
HEIGHT: 18'0" UNDER JOIST _____

PROPOSED BUILDINGS/STRUCTURES on the subject land:

MEZZANINE FLOOR:150.72 SQ.M _____
HEIGHT OF MEZZANINE:9'0" _____
PROPOSED GROSS FLOOR AREA:527.52 SQ.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 _____
Rear yard setback _____
Side yard setback _____
Side yard setback _____

PROPOSED

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

10. Date of Acquisition of subject land: 2 APRIL 2002

11. Existing uses of subject property: PRINTING BUSINESS

12. Proposed uses of subject property: PRINTING BUSINESS

13. Existing uses of abutting properties: PRINITNG BUSINESS

14. Date of construction of all buildings & structures on subject land: APRIL 1991

15. Length of time the existing uses of the subject property have been continued: 2 APRIL 2002

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 _____

B. S. Gozdyn
[Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 23 DAY OF December, 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, BALBIR SINGH GORAYA
PRABHJOT 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

City OF Brampton

IN THE Region OF

Peel THIS 23 DAY OF

December, 2024

B. S. Gozdyn

[Signature]

Signature of Applicant or Authorized Agent

[Signature]
Merccelyn Osayamen Osaze

a Commissioner, etc.,
Province of Ontario,

A Commissioner for the Corporation of the
City of Brampton.
Expires June 20, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
M1-2109

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

December 20, 2024
Date

DATE RECEIVED December 23, 2024

Merccelyn

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: 22-171 ADVANCE BLVD, BRAMPTON, ON, L6T4Z6

I/We, BALBIR SINGH GORAYA

please print/type the full name of the owner(s)

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

PRABHJOT KAUR

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 03 day of DECEMBER, 2024.

B. S. Goraya

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

(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: 22-171 ADVANCE BLVD, BRAMPTON, ON, L6T4Z6

I/We, BALBIR SINGH GORAYA

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 03 day of DECEMBER, 2024.



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

(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

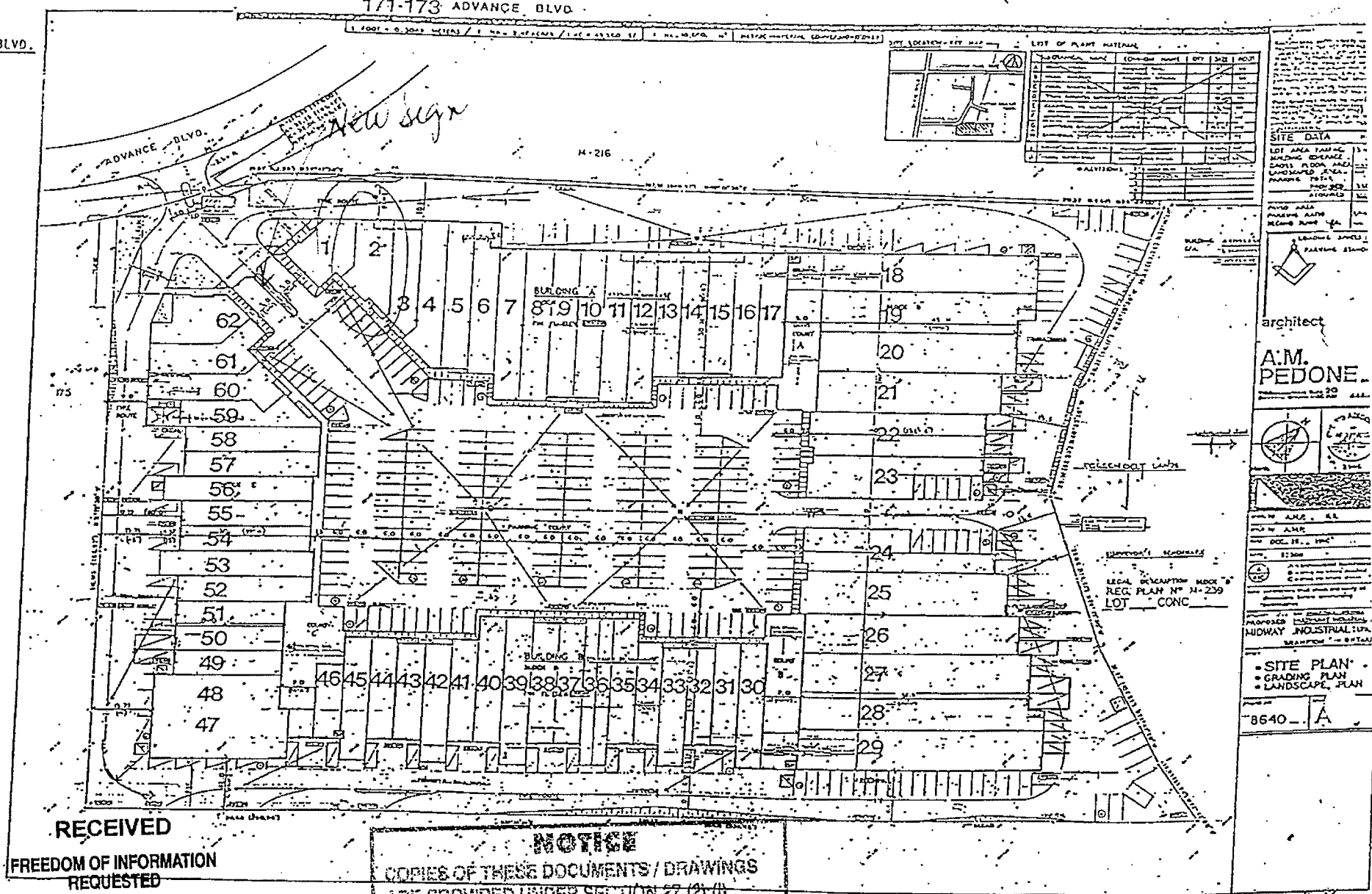
□ Fire Route.

HIGHWAY INDUSTRIAL CENTRE 171 & 173 ADVANCE BLVD.

Units and Square Footage
for
Sale or Lease
with
Early Fall Occupancy

Unit	Sq. Ft.	Unit	Sq. Ft.
1	1,787	32	1,511
2	1,487	33	1,847
3	1,488	34	1,602
4	2,200	35	1,995
5	2,235	36	2,330
6	2,131	37	1,900
7	2,331	38	1,900
8	2,331	39	2,331
9	2,235	40	1,995
10	2,235	41	1,606
11	2,331	42	1,847
12	2,331	43	1,511
13	1,942	44	1,606
14	1,847	45	1,942
15	1,847	46	1,218
16	1,942	47	4,188
17	1,913	48	3,413
18	5,905	49	1,658
19	4,954	50	1,658
20	4,695	51	1,658
21	4,377	52	1,943
22	4,056	53	2,238
23	3,200	54	1,847
24	3,350	55	1,847
25	4,797	56	2,143
26	5,088	57	1,942
27	5,406	58	1,946
28	5,665	59	1,756
29	6,615	60	1,725
30	1,913	61	1,908
31	1,606	62	1,900

Handwritten notes:
17499
New sign



RECEIVED
FREEDOM OF INFORMATION
REQUESTED

FEB 01 1997

REQUEST NO. 97016

NOTICE
COPIES OF THESE DOCUMENTS / DRAWINGS
ARE PROVIDED UNDER SECTION 27 (2) (i)
AND (i) OF THE COPYRIGHT ACT, RSC.
1986, 26, AS AMENDED

COPYRIGHT PROTECTION APPLIES TO
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SITE DATA

LOT AREA TAKING	111
BUILDING FOOTPRINT	111
LANDSCAPE AREA	111
TOTAL AREA	111
PERCENTAGE	111
STANDARD	111

ARCHITECT
A.M. PEDONE
REG. PLAN NO. 11-239
LOT CONC

LEGAL DESCRIPTION
REG. PLAN NO. 11-239
LOT CONC

PROPOSED INDUSTRIAL UNIT
HIGHWAY INDUSTRIAL CENTRE
BRANFORD - ONTARIO

SITE PLAN
GRADING PLAN
LANDSCAPE PLAN

8540 - A

X-3719

PEEL CONDOMINIUM PLAN NO. 239

PART 1 OF 2 PARTS SHEET 1 OF 2 SHEETS

LEVEL 1
UNITS 1 TO 62 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLE DIVISION OF PEEL UNDER ACT 48
12.27 PM, 0 CLOCK ON THE 12th DAY OF
JULY 1987

APPROVED: *[Signature]*
DATE: 11/11/87
SUPERVISOR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND ACCORDING WITH THE SURVEY ACT AND THE CONDOMINIUM ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF NOVEMBER 1987.

DECLARATION REGISTERED AS NUMBER: 123456789

BLOCK R, PLAN M-216

PART 4, PLAN 439-7591
PARCEL R-4, SECTION 44-216

BLOCK N, PL M-216

PARCEL N-10, SECTION 44-216

ADVANCE BOULEVARD

BLOCK C, PLAN M-239

BLOCK D, PLAN M-239

PARCEL D-1, SECTION M-239

BLOCK E, PLAN M-239

PLAN OF SURVEY OF BLOCK D, PLAN M-239 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL

SECTION DONALD E. ROBERTS' O.L.S., 1987

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

UNIT DEFINITION
MARRIAGE CONTROL, THE ESTATE AND LOCATION OF THE UNITS DESCRIBED IN THE DECLARATION IS HEREBY CERTIFIED.

- LEGEND
- 1. SURVEY BOUNDARY
 - 2. EXISTING BUILDING
 - 3. EXISTING DRIVE
 - 4. EXISTING SIDEWALK
 - 5. EXISTING CURB
 - 6. EXISTING UTILITY
 - 7. EXISTING FENCE
 - 8. EXISTING WALL
 - 9. EXISTING WINDOW
 - 10. EXISTING DOOR
 - 11. EXISTING ROOF
 - 12. EXISTING TERRACE
 - 13. EXISTING PATIO
 - 14. EXISTING PORCH
 - 15. EXISTING BALCONY
 - 16. EXISTING STAIR
 - 17. EXISTING ELEVATOR
 - 18. EXISTING MECHANICAL
 - 19. EXISTING ELECTRICAL
 - 20. EXISTING PLUMBING
 - 21. EXISTING GAS
 - 22. EXISTING TELEPHONE
 - 23. EXISTING CABLE
 - 24. EXISTING SATELLITE
 - 25. EXISTING ANTENNA
 - 26. EXISTING SIGN
 - 27. EXISTING LIGHT
 - 28. EXISTING FURNITURE
 - 29. EXISTING EQUIPMENT
 - 30. EXISTING VEHICLE
 - 31. EXISTING TRAILER
 - 32. EXISTING BOAT
 - 33. EXISTING MOTORCYCLE
 - 34. EXISTING BICYCLE
 - 35. EXISTING SKI
 - 36. EXISTING CANOE
 - 37. EXISTING KAYAK
 - 38. EXISTING HOLIDAY HOME
 - 39. EXISTING SECOND HOME
 - 40. EXISTING RENTAL HOME
 - 41. EXISTING TRANSFERRED HOME
 - 42. EXISTING TRANSFERRED UNIT
 - 43. EXISTING TRANSFERRED INTEREST
 - 44. EXISTING TRANSFERRED SHARE
 - 45. EXISTING TRANSFERRED EQUITY
 - 46. EXISTING TRANSFERRED DEBT
 - 47. EXISTING TRANSFERRED LIABILITY
 - 48. EXISTING TRANSFERRED ASSET
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NOTE
UNLESS OTHERWISE NOTED, THIS IS A GENERAL PLAN OF THE UNITS DESCRIBED IN THE DECLARATION AND DOES NOT CONSTITUTE A CONTRACT. THE UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE DECLARATION AND THE REGULATIONS MADE THEREUNDER.

OWNER'S CERTIFICATE
I, THE SIGNER OF THIS CERTIFICATE, HEREBY CERTIFY THAT THE UNITS DESCRIBED IN THE DECLARATION AND THE REGULATIONS MADE THEREUNDER ARE IN ACCORDANCE WITH THE DECLARATION AND THE REGULATIONS MADE THEREUNDER.

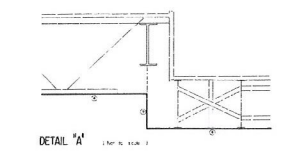
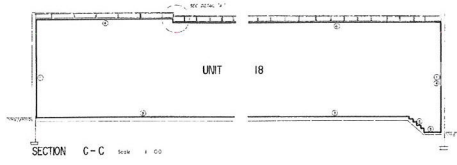
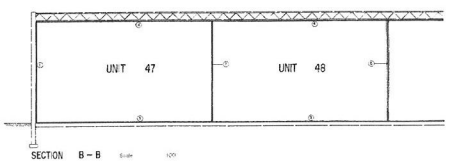
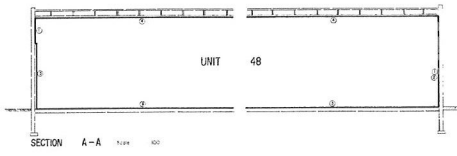
S.H.L. HOLDINGS LIMITED
SECTION MARRIAGE CONTROL AND LOCATION OF THE UNITS DESCRIBED IN THE DECLARATION IS HEREBY CERTIFIED.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND ACCORDING WITH THE SURVEY ACT AND THE CONDOMINIUM ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF NOVEMBER 1987.

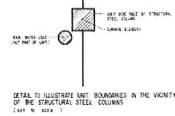
NOV 24 1987
DONALD E. ROBERTS
ONARIO LAND SURVEYOR

NOV 24 1987
DONALD E. ROBERTS
ONARIO LAND SURVEYOR

NOV 24 1987
DONALD E. ROBERTS
ONARIO LAND SURVEYOR



- LEGEND
- 1. THE OUTSIDE FACE OF THE EXTERIOR MASONRY WALLS, THE FINISH WALL BETWEEN UNITS AND THE FINISH WALL OF THE EXTERIOR WALLS.
 - 2. THE UNFINISHED INTERIOR SURFACE OF ALL EXTERIOR WALLS, CEILING, FLOOR, PARTITION WALLS AND THE INTERIOR SURFACE OF ALL WALLS BENEATH THEREIN.
 - 3. THE UNFINISHED INTERIOR SURFACE OF THE CONCRETE FLOORS.
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NOV 24 1987
DONALD E. ROBERTS
ONARIO LAND SURVEYOR

NOV 24 1987
DONALD E. ROBERTS
ONARIO LAND SURVEYOR

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DONALD E. ROBERTS
ONARIO LAND SURVEYOR

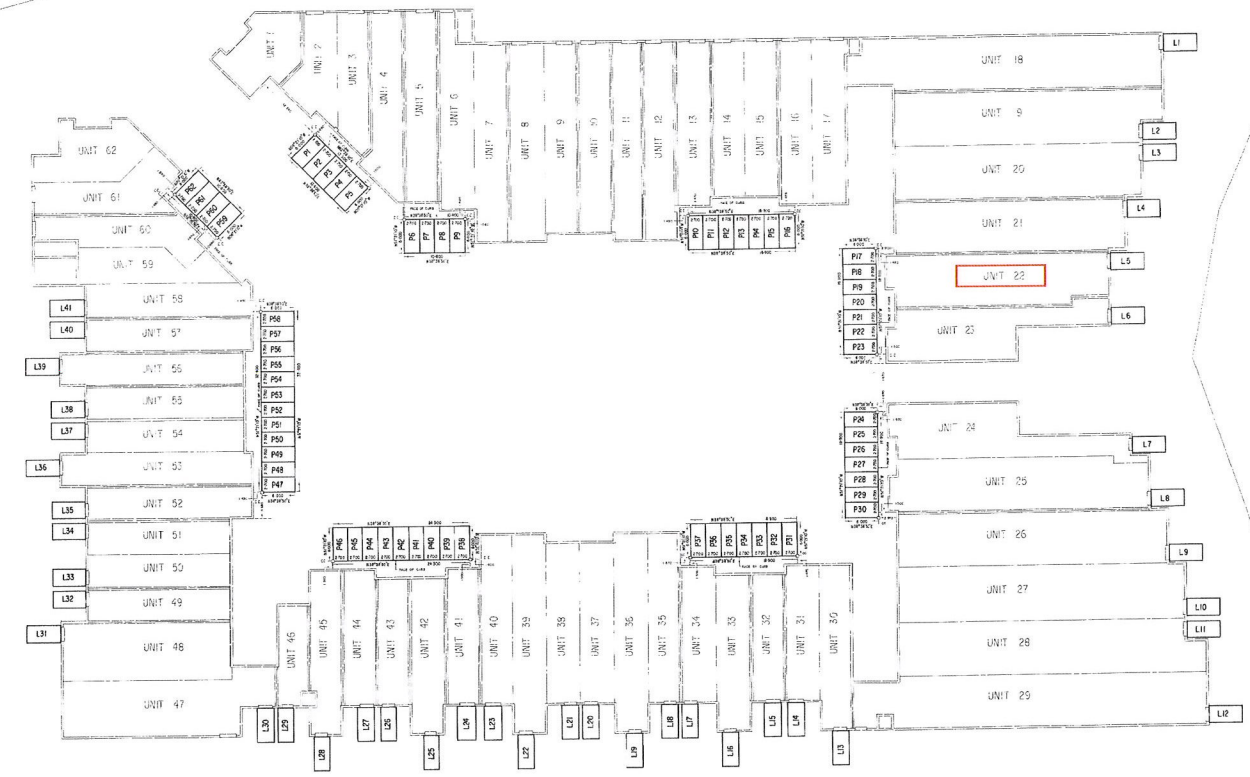
BLOCK R, REGISTERED PLAN M-216

BLOCK N, REG'D PLAN M-216

ADVANCE BOULEVARD

PLAN OF SURVEY OF EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENT ON LEVEL 1
Scale 1:300
DONALD E. ROBERTS O.L.S., 1988

BLOCK E, REGISTERED PLAN M-259



METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE: PORTIONS OF THE COMMON ELEMENT NUMBERED 1 TO 4 INCLUDE LEVEL 1 AND THE PORTION OF THE COMMON ELEMENT NUMBERED 5 INCLUDES THE PORTION OF THE COMMON ELEMENT NUMBERED 1 TO 4.

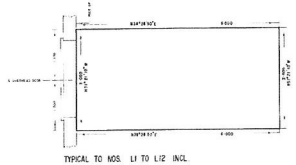
LEGEND:
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--- PORTION OF EXCLUSIVE USE PORTION OF THE COMMON ELEMENT

BEARINGS AND DISTANCES ARE REFERRED TO THE NORTHWESTLY CORNER OF BLOCK R, REG'D PLAN M-216, UNLESS OTHERWISE SPECIFIED.

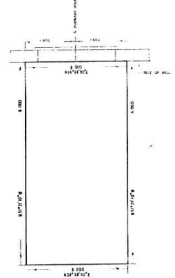
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENT.

MAY 31 1988
DONALD E. ROBERTS
O.L.S., 1988
ONTOARIO LAND SURVEYOR

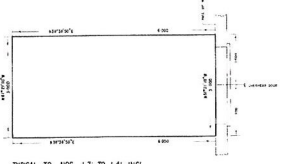
DONALD E. ROBERTS LTD. ONTARIO LAND SURVEYOR	
NO.	86-2104-3
DATE	
SCALE	



TYPICAL TO NOS. L1 TO L12 INCL.



TYPICAL TO NOS. L13 TO L30 INCL.



TYPICAL TO NOS. L31 TO L41 INCL.
DETAILS ILLUSTRATING EXCLUSIVE USE LOADING SPACES
SCALE 1:50

BLOCK C, REGISTERED PLAN M-239

PART OF LOT 14, CONCESSION 4, EHS

Common Elements P.C.F. 299

PPS

P.C.F. 299
Part 1 of 2
Sheet 2 of 2



**Parking Calculation
Worksheet**

Building Permit or Site Plan Number: [number]
 Street Address: 171 & 173 Advance Blvd.
 Zone: M1 Section 2109
 Date:

Unit	Unit Description	SQ.FT	SQM	Rate	
1	Coffee shop	1787	166.02	6.5	25.54
2	Car detailing	1487	138.15	18	7.67
3	Office	1488	138.24	30	4.61
4	Kitchen cabinet manufacturing	2200	204.39	60	3.41
5	Dental office	2235	207.64	16	12.98
6	Electrical contractor	2131	197.98	60	3.30
7	Electrical contractor	2331	216.56	60	3.61
8	POW	2331	216.56	14	14.00
9	POW	2235	207.64	14	
10	HVAC contractor	2235	207.64	60	3.46
11	Carpemrty	2331	216.56	60	3.61
12	M.V. repair	2331	216.56	18	12.03
13	Tool and die	1942	180.42	60	3.01
14	POW	1847	171.59	14	14.00
15	POW	1847	171.59	14	
16	Pump repair	1942	180.42	60	3.01
17	Bakery	1913	177.72	60	2.96
18	Metal finishing	5905	548.59	60	9.14
19	Metal finishing	4954	460.24	60	7.67
20	Metal finishing	4695	436.18	60	7.27
21	Metal finishing	4377	406.64	60	6.78
22	Printing	5656	525.46	60	8.76
23	Gen office	3200	297.29	30	9.91
24	Linen and bedding	3350	311.23	60	5.19
25	Linen and bedding	4707	437.29	60	7.29
26	NEW POW	6060	562.99	14	14.00
27	Manufacturing	5406	502.23	60	8.37
28	Auto glass	5665	526.30	18	29.24
29	Auto glass	6615	614.55	18	34.14
30	Furniture manufacturing	1913	177.72	60	2.96
31	Furniture manufacturing	1606	149.20	60	2.49
32	Tool and die	1511	140.38	60	2.34
33	Tool and die	1847	171.59	60	2.86
34	Kitchen cabinet manufacturing	1602	148.83	60	2.48
35	Gen office	1995	185.34	30	6.18
36	HVAC contractor	2330	216.46	60	3.61
37	HVAC contractor	1900	176.52	60	2.94
38	Commercial bakery	1900	176.52	60	2.94
39	Accounting office	2331	216.56	30	7.22
40	Kitchen cabinet manufacturing	1995	185.34	60	3.09
41	POW	1606	149.20	14	14.00
42	POW	1847	171.59	14	
43	Catering	1511	140.38	60	2.34
44	Catering	1606	149.20	60	2.49
45	Gen office	1942	180.42	30	6.01
46	Gen office	1218	113.16	30	3.77
47	POW	4188	389.08	14	14.00
48	machine shop	3413	317.08	60	5.28
49	Electronics manufacturing	1658	154.03	60	2.57
50	POW	1658	154.03	14	14.00
51	POW	1658	154.03	14	
52	M.V. repair (tires)	1943	180.51	18	10.03
53	Industrial	2238	207.92	60	3.47
54	Industrial	1847	171.59	60	2.86
55	Insurance office	1847	171.59	30	5.72
56	Bridal shop	2143	199.09	19	10.48
57	Gen office	1942	180.42	30	6.01
58	Gen office	1946	180.79	30	6.03
59	Kitchen cabinet manufacturing	1756	163.14	60	2.72
60	Kitchen cabinet manufacturing	1725	160.26	60	2.67
61	M.V. repair (tires)	1908	177.26	18	9.85
62	M.V. repair (tires)	1900	176.52	18	9.81

Parking Spaces Req'd	368 438
Parking Spaces Availble	358
Difference	-80 -10



**Parking Calculation
Worksheet**

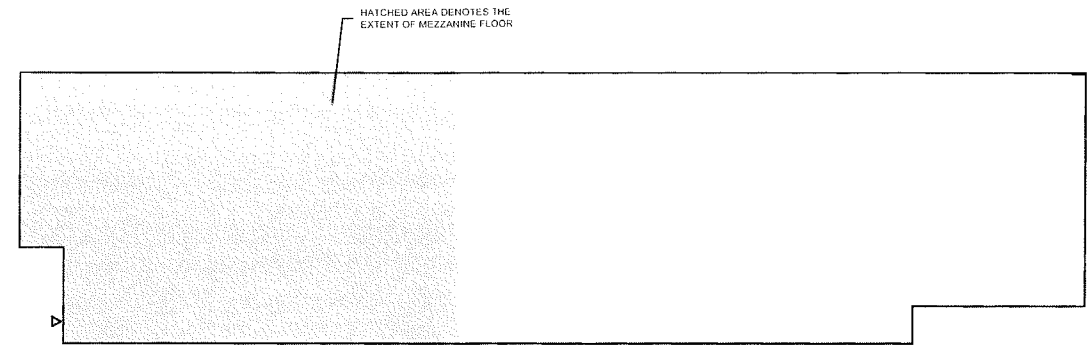
Building Permit or Site Plan Number: [number]
 Street Address: 171 & 173 Advance Blvd.
 Zone: M1 Section 2109
 Date:

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38	Commercial bakery	1900	176.52	60	2.94
39	Accounting office	2331	216.56	30	7.22
40	Kitchen cabinet manufacturing	1995	185.34	60	3.09
41	POW	1606	149.20	14	14.00
42	POW	1847	171.59	14	
43	Catering	1511	140.38	60	2.34
44	Catering	1606	149.20	60	2.49
45	Gen office	1942	180.42	30	6.01
46	Gen office	1218	113.16	30	3.77
47	POW	4188	389.08	14	14.00
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62	M.V. repair (tires)	1900	176.52	18	9.81

Parking Spaces Req'd	438
Parking Spaces Availble	358
Difference	-80

1 SITE PLAN
A1.0 SCALE= 1:200

PARKING FOR UNIT 22



EXISTING		PROPOSED	
GROSS UNIT AREA	4055.94 SQ .FT(376.81 SQ .M)	TOTAL MEZZANINE FLOOR	1540 SQ .FT (143.04 SQ.M)
HEIGHT U/JOIST	18'-0" (5.4M)	TOTAL GROSS FLOOR AREA PROPOSED	5656 SQ .FT (525.6 SQ.M)
REQUIRED PARKING SPACES	9	HEIGHT U/JOIST FOR MEZZANINE	8'-0" (2.4M)
PROVIDED PARKING SPACES	7		

BCIN DESIGNER
PRABHJOT KAUR
121013

Project
PROPOSED MEZZANINE FLOOR
AND ALTERATIONS FOR CG
ARTS,BRAMPTON ,ON

Sheet title:
GROUND FLOOR PLAN

Drawn By: PK	Checked By: SA	Project No.: 2023026
Revisions	Scale: AS NOTED	Date: 2024.09.21
△		
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△		

Dwg. no.
A2.0

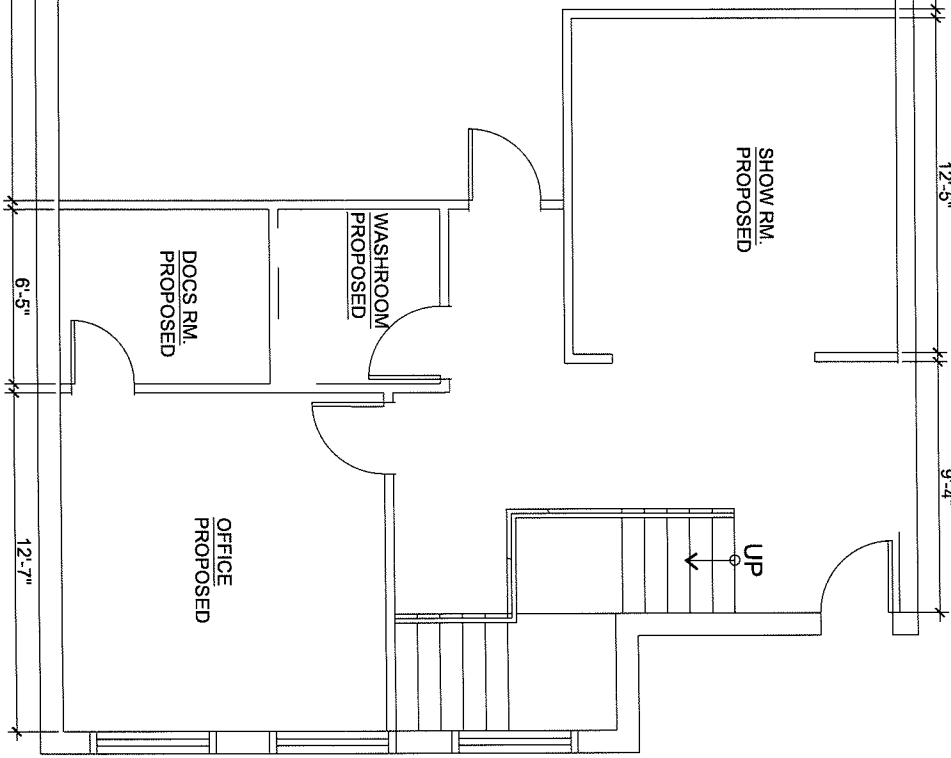
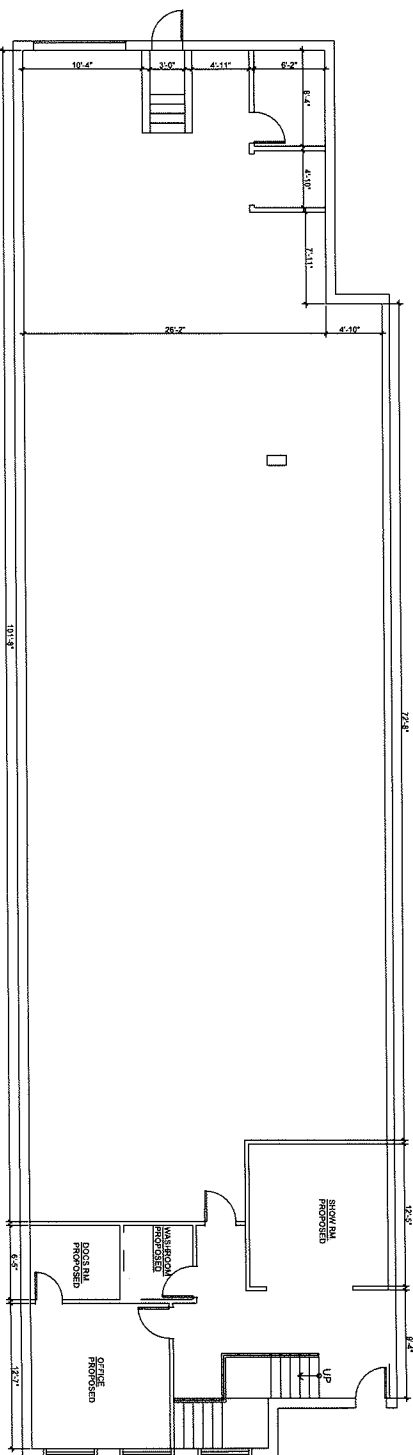
REV. NO:

72'-8"

12'-5"

9'-4"

101'-8"



1 EXISTING GROUND FLOOR PLAN
 A2.0 SCALE = 3/16"=1'-0"

BCIN DESIGNER
 PRABHJOT KAUR
 121013

Project
 PROPOSED MEZZANINE FLOOR
 AND ALTERATIONS FOR CG
 ARTS, BRAMPTON, ON

Sheet title:
 GROUND FLOOR PLAN

Drawn By:
 PK

Checked By:
 SA

Project No.:
 2023026

Revisions

Scale:
 AS NOTED

Date:
 2024.09.21

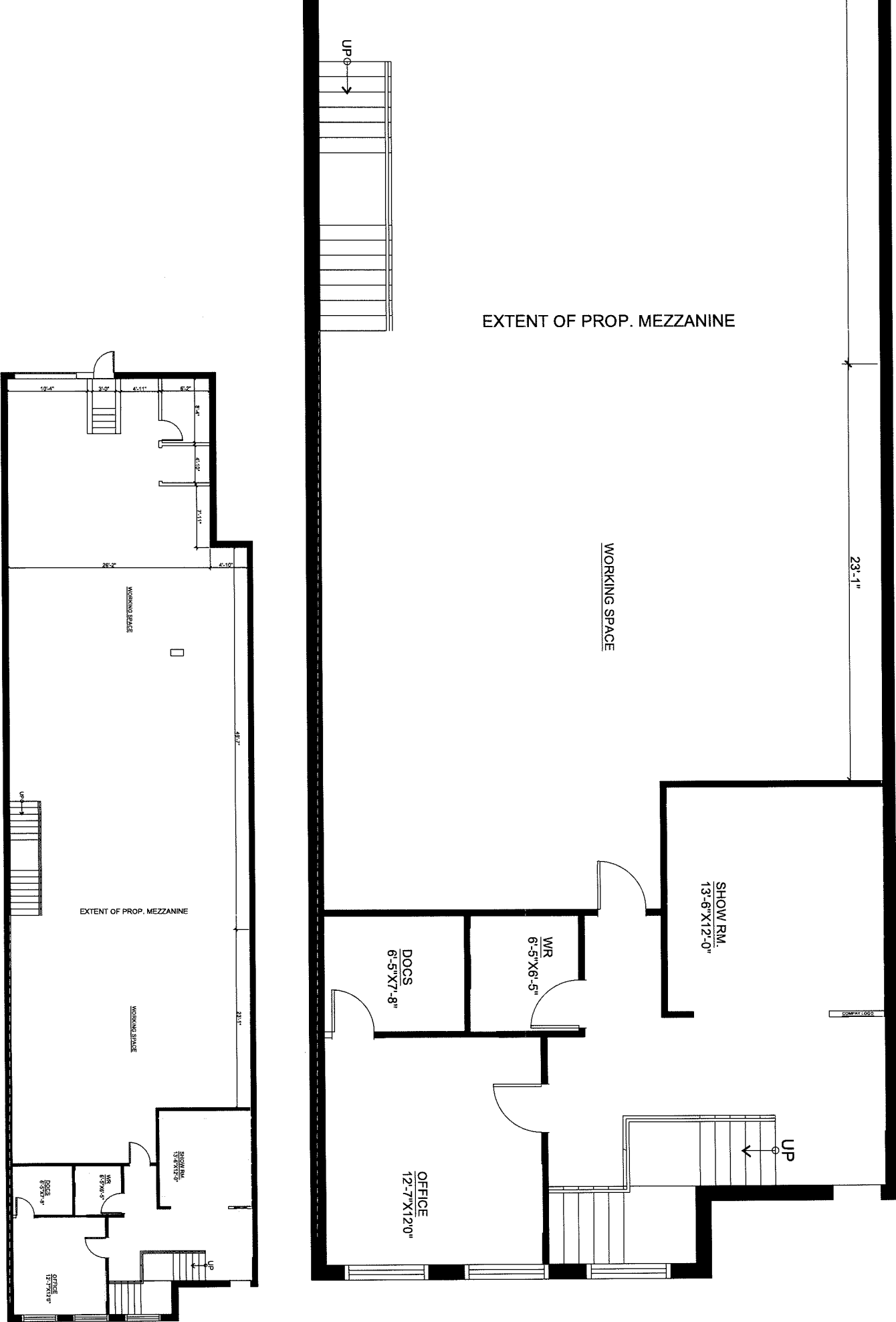
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D'wg. no.

A2.0

REV. NO:

1 PROP. GROUND FLOOR PLAN
 SCALE = 3/16" = 1'-0"

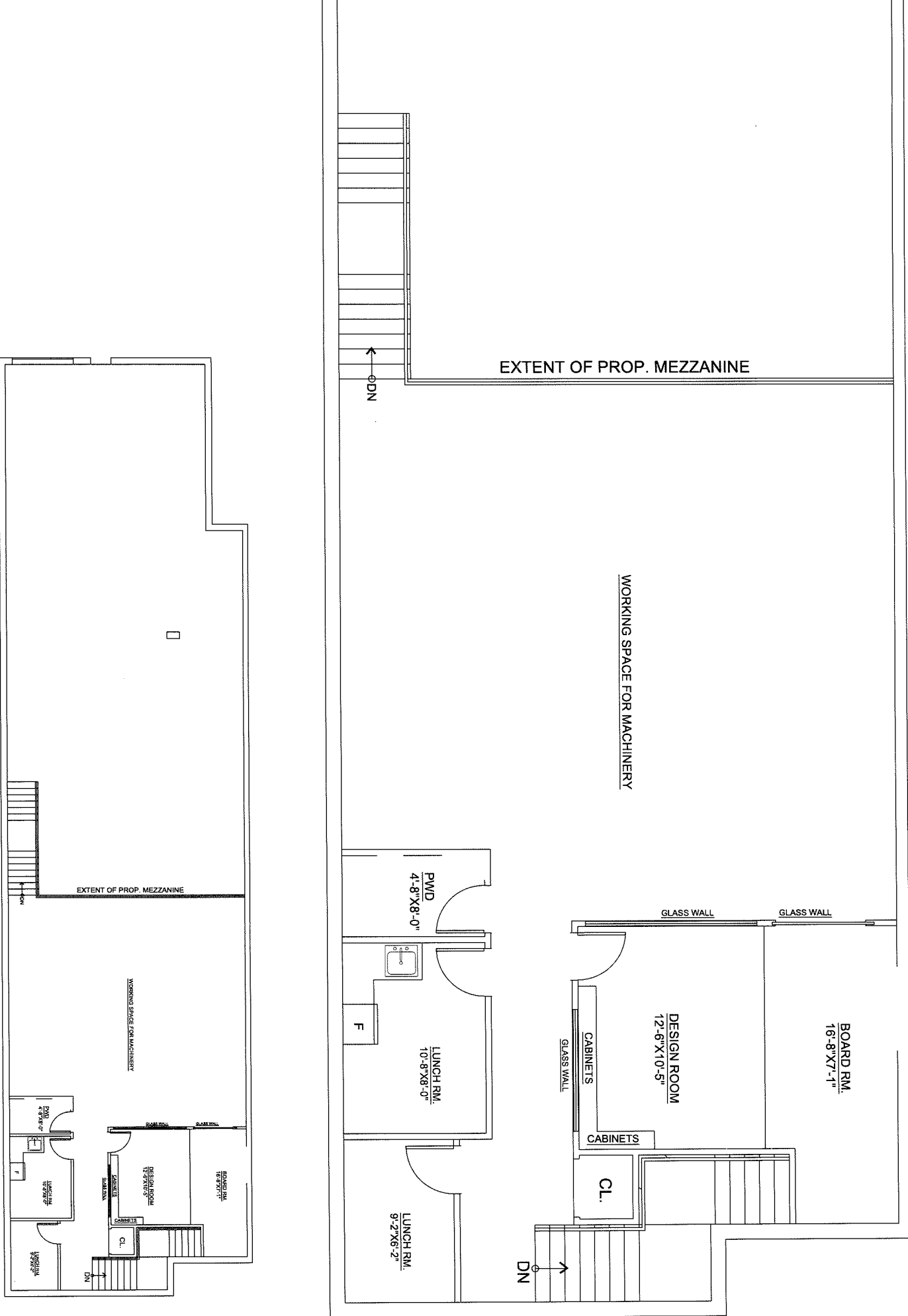


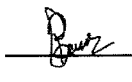
BCIN DESIGNER
 PRABHJOT KAUR
 121013

Project
 PROPOSED MEZZANINE FLOOR
 AND ALTERATIONS FOR CG
 ARTS, BRAMPTON, ON

Sheet title: GROUND FLOOR PLAN		
Drawn By: PK	Checked By: SA	Project No.: 2023026
Revisions	Scale: AS NOTED	Date: 2024.09.21
△		Dwg. no. A2.1
△		REV. NO:
△		

1 PROP. MEZZANINE FLOOR PLAN
 A2.2 SCALE = 3/16"=1'-0"



BCIN DESIGNER
 PRABHJOT KAUR
 121013


Project
 PROPOSED MEZZANINE FLOOR
 AND ALTERATIONS FOR CG
 ARTS, BRAMPTON, ON

Sheet title: PROPOSED MEZZANINE FLOOR PLAN		
Drawn By: PK	Checked By: SA	Project No.: 2023026
Revisions	Scale: AS NOTED	Date: 2024.09.21
△		D'wg. no. A2.2
△		REV. NO:
△		

PEEL CONDOMINIUM CORPORATION No. 299
171-173 Advance Blvd. Brampton ON

To : Owner(s) of Unit 22
171 Advance Blvd
Brampton ON

Dec 2, 2024

Sub: No Objection Certificate for Additional Floor Area on Mezzanine

We are the Directors of PEEL CONDOMINIUM CORPORATION No. 299.

Ref. your email dated Dec 2, 2024 regarding your adding mezzanine floor space.

We are pleased to inform you that after carefully considering your request, we have unanimously agreed that your adding additional floor space will not impose any burden to parking in the plaza. Hence we are hereby issuing this no objection certificate that you may present to the City's variance committee.

Should the City of Brampton have any questions, we may be contacted at the numbers given below.



Ram Subrahmanian
(647-204-4761)



Baljeet Singh Kundi
(416-879-4141)



Hariram Soundararajan
(905-783-6777)

Title	2024_Unit22_Noc
File name	2024_Unit22_Noc.pdf
Document ID	c3a2bfb96c002f877d145357d19b88b00240c0d7
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

12 / 03 / 2024
12:16:12 UTC-5

Sent for signature to Baljit Singh Kundi (mrbaljeetkundi@gmail.com) and Hariram Soundararajan (hariram@chennaicaters.com) from dropbox@sainathmandir.org
IP: 162.125.31.36



VIEWED

12 / 03 / 2024
12:22:28 UTC-5

Viewed by Baljit Singh Kundi (mrbaljeetkundi@gmail.com)
IP: 174.119.127.246



SIGNED

12 / 03 / 2024
12:22:43 UTC-5

Signed by Baljit Singh Kundi (mrbaljeetkundi@gmail.com)
IP: 174.119.127.246



VIEWED

12 / 03 / 2024
12:23:53 UTC-5

Viewed by Hariram Soundararajan (hariram@chennaicaters.com)
IP: 74.15.88.160



SIGNED

12 / 03 / 2024
12:24:33 UTC-5

Signed by Hariram Soundararajan (hariram@chennaicaters.com)
IP: 74.15.88.160



COMPLETED

12 / 03 / 2024
12:24:33 UTC-5

The document has been completed.

Zoning Non-compliance Checklist

File No. A-2025-0001

Applicant: Daniels
 Address: 171 & 173 Advance Blvd
 Zoning: M1-2109
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
OTHER			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To allow 358 parking spaces to be provided on-site	Whereas the by-law requires 438 parking spaces to be provided on site	30
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
GARAGE DOOR WIDTH			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto
 Reviewed by Zoning

December 30, 2024
 Date