



Revised

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2025-0002

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)** 2538821 ONTARIO INC ( PAUL ATHWAL)  
**Address** 115 EAST DR UNIT 1.2.3.5 BRAMPTON, ON, L6T1B7

**Phone #** 416-458-5858 **Fax #** \_\_\_\_\_  
**Email** paulathwal@yahoo.com

2. **Name of Agent** PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)  
**Address** 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

**Phone #** 437-888-1800 **Fax #** \_\_\_\_\_  
**Email** APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**  
-TO PERMIT A MOTOR VEHICLE SALES ESTABLISHMENT  
-TO PERMIT A PLACE OF AMUSEMENT (GOLF SIMULATOR)  
-TO PERMIT A RESTAURANT  
-TO PERMIT OUTSIDE STORAGE OF DISPLAY VEHICLES ASSOCIATED WITH THE MOTOR VEHICLES SALES ESTABLISHMENT TO BE LOCATED IN THE FRONT YARD  
-TO PERMIT FENCING IN THE FRONT YARD  
-TO ALLOW A 1.5M WIDE LANDSCAPE OPEN SPACE STRIP ABUTTING A STREET, EXCEPT AT APPROVED DRIVEWAY LOCATIONS

4. **Why is it not possible to comply with the provisions of the by-law?**  
-WHEREAS THE BY-LAW DOES NOT PERMIT THE USE;  
-WHEREAS THE BY-LAW DOES NOT PERMIT THE USE;  
-WHEREAS THE BY-LAW DOES NOT PERMIT THE USE  
-WHEREAS THE BY-LAW DOES NOT PERMIT OUTSIDE STORAGE IN THE FRONT YARD

5. **Legal Description of the subject land:**  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 115 EAST DR UNIT 1,2,3,5 BRAMPTON, ON, L6T1B7

6. **Dimension of subject land (in metric units)**  
**Frontage** \_\_\_\_\_  
**Depth** \_\_\_\_\_  
**Area** \_\_\_\_\_

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

N/A

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

N/A

- 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 N/A  
 Rear yard setback N/A  
 Side yard setback N/A  
 Side yard setback N/A

**PROPOSED**

Front yard setback \_\_\_\_\_  
 Rear yard setback \_\_\_\_\_  
 Side yard setback \_\_\_\_\_  
 Side yard setback \_\_\_\_\_

- 10. Date of Acquisition of subject land: \_\_\_\_\_

- 11. Existing uses of subject property: INDUSTRIAL

- 12. Proposed uses of subject property: \_\_\_\_\_

- 13. Existing uses of abutting properties: INDUSTRIAL

- 14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

- 15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

- 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 _____

P. Kaur  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 12 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, Pavneet 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  
Region OF Peel  
IN THE Province OF  
Ontario THIS 12<sup>th</sup> DAY OF  
Dec, 2024.

P. Kaur  
Signature of Applicant or Authorized Agent

[Signature]  
A ~~GRANDESSE~~ **GRANDESSE** **CH. ARORA**  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Sunny Meadow Blvd,  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7757

**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 \_\_\_\_\_  
Date Application Deemed \_\_\_\_\_

**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: 115 EAST DR

I/We, 2538821 ONTARIO INC  
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 12 day of DEC, 2024

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

PAUL ATHWAL  
(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**

**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: 115 EAST DR


IN We, 2538821 ONTARIO INC  
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd  
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 12 day of DEC, 2024

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

PAUL ATHWAL  
(where the owner is a firm or corporation, please print or type the full name of the person signing )

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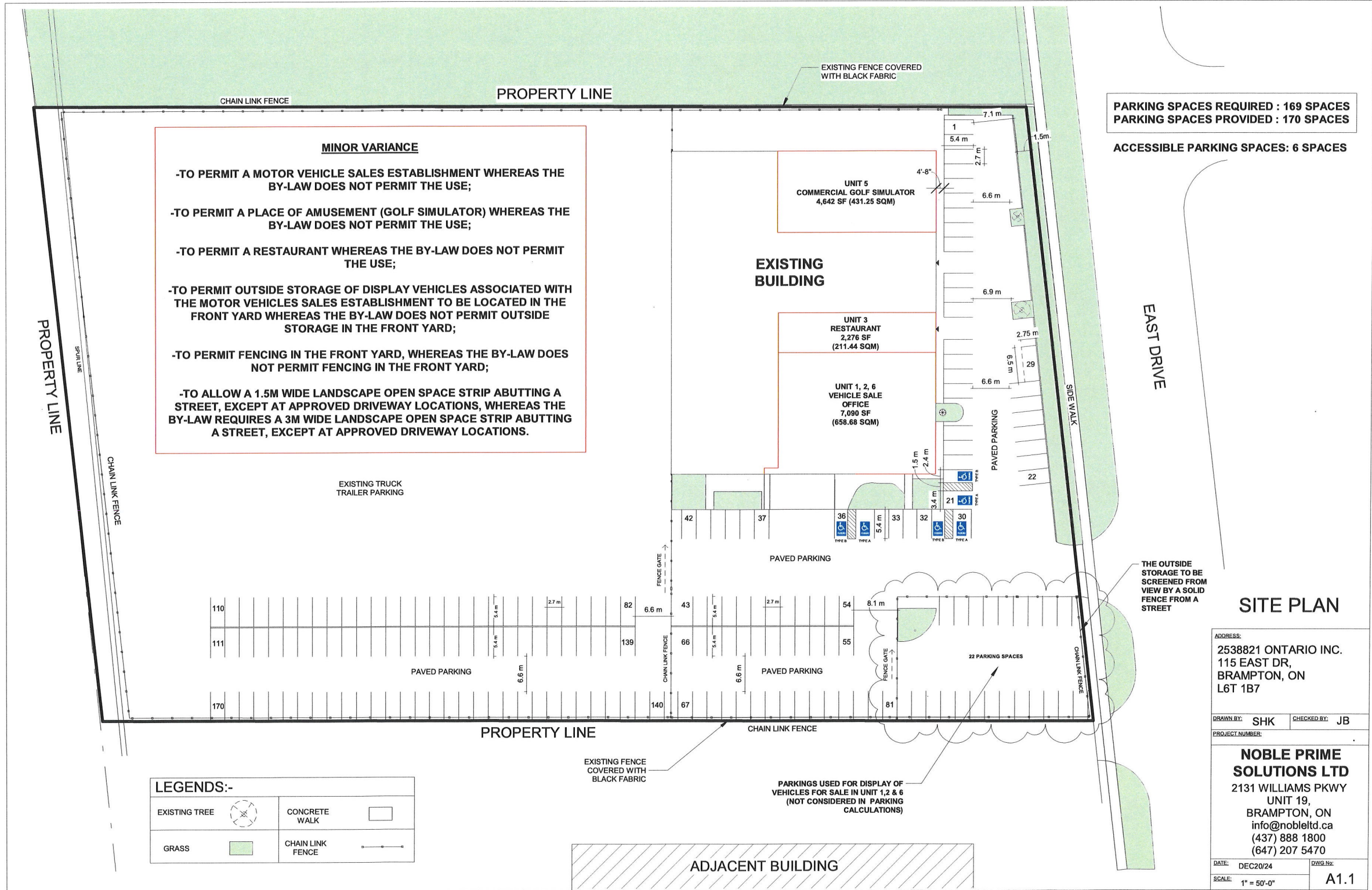
NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

**MINOR VARIANCE**

- TO PERMIT A MOTOR VEHICLE SALES ESTABLISHMENT WHEREAS THE BY-LAW DOES NOT PERMIT THE USE;
- TO PERMIT A PLACE OF AMUSEMENT (GOLF SIMULATOR) WHEREAS THE BY-LAW DOES NOT PERMIT THE USE;
- TO PERMIT A RESTAURANT WHEREAS THE BY-LAW DOES NOT PERMIT THE USE;
- TO PERMIT OUTSIDE STORAGE OF DISPLAY VEHICLES ASSOCIATED WITH THE MOTOR VEHICLES SALES ESTABLISHMENT TO BE LOCATED IN THE FRONT YARD WHEREAS THE BY-LAW DOES NOT PERMIT OUTSIDE STORAGE IN THE FRONT YARD;
- TO PERMIT FENCING IN THE FRONT YARD, WHEREAS THE BY-LAW DOES NOT PERMIT FENCING IN THE FRONT YARD;
- TO ALLOW A 1.5M WIDE LANDSCAPE OPEN SPACE STRIP ABUTTING A STREET, EXCEPT AT APPROVED DRIVEWAY LOCATIONS, WHEREAS THE BY-LAW REQUIRES A 3M WIDE LANDSCAPE OPEN SPACE STRIP ABUTTING A STREET, EXCEPT AT APPROVED DRIVEWAY LOCATIONS.

**PARKING SPACES REQUIRED : 169 SPACES**  
**PARKING SPACES PROVIDED : 170 SPACES**

**ACCESSIBLE PARKING SPACES: 6 SPACES**



**SITE PLAN**

ADDRESS:  
 2538821 ONTARIO INC.  
 115 EAST DR,  
 BRAMPTON, ON  
 L6T 1B7

DRAWN BY: SHK    CHECKED BY: JB  
 PROJECT NUMBER:

**NOBLE PRIME SOLUTIONS LTD**  
 2131 WILLIAMS PKWY  
 UNIT 19,  
 BRAMPTON, ON  
 info@nobleltd.ca  
 (437) 888 1800  
 (647) 207 5470

DATE: DEC20/24    DWG No:  
 SCALE: 1" = 50'-0"    A1.1

**LEGENDS:-**

EXISTING TREE		CONCRETE WALK	
GRASS		CHAIN LINK FENCE	

ADJACENT BUILDING

PARKINGS USED FOR DISPLAY OF VEHICLES FOR SALE IN UNIT 1, 2 & 6 (NOT CONSIDERED IN PARKING CALCULATIONS)

THE OUTSIDE STORAGE TO BE SCREENED FROM VIEW BY A SOLID FENCE FROM A STREET



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**Minor Variance or Special Permission**  
(Please read Instructions)

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**Phone #** 416-458-5858 **Fax #** \_\_\_\_\_  
**Email** paulathwal@yahoo.com

2. **Name of Agent** PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)  
**Address** 19-2131 WILLIAMS PKWY BRAMPTON ON. L6S 5Z4

**Phone #** 437-888-1800 **Fax #** \_\_\_\_\_  
**Email** APPLICATIONS@NOBLELTD.CA

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

-TO PERMIT VEHICLES SALES AS A PERMITTED USE IN UNIT 1, 2 AND UNIT 2 OF THIS PROPERTY  
 -TO PERMIT COMMERCIAL GOLF SIMULATOR (PLACE OF AMUSEMENT) AS A PERMITTED USE IN UNIT 5 OF THIS PROPERTY

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

5. **Legal Description of the subject land:**  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 115 EAST DR UNIT 1,2,3,5 BRAMPTON, ON, L6T1B7

6. **Dimension of subject land (in metric units)**  
**Frontage** \_\_\_\_\_  
**Depth** \_\_\_\_\_  
**Area** \_\_\_\_\_

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

N/A

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

N/A

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	N/A	_____
Rear yard setback	N/A	_____
Side yard setback	N/A	_____
Side yard setback	N/A	_____

**PROPOSED**

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

10. Date of Acquisition of subject land: \_\_\_\_\_

11. Existing uses of subject property: INDUSTRIAL

12. Proposed uses of subject property: \_\_\_\_\_

13. Existing uses of abutting properties: INDUSTRIAL

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

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

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 City OF Brampton  
THIS 12 DAY OF December, 2024.

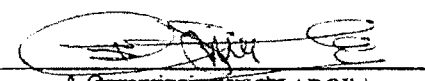
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I, Pavneet Kaur, OF THE City OF Brampton  
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

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  
Region OF Peel  
IN THE Province OF  
Ontario THIS 12<sup>th</sup> DAY OF  
Dec, 2024.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

  
A **BRUNNENSTON** ARORA  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Sunny Meadow Blvd.,  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7757

<b>FOR OFFICE USE ONLY</b>	
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 December 23, 2024  
Date Application Deemed Mercedyn

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

**AFFIDAVIT**

I, Pavneet Kaur of the City of Brampton

being the  Applicant  authorized agent  agent's rep. having made application(s) to the

Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 115 East Du Unit 1, 2, 5

Make oath and say as follows:

- I hereby declare that I will post the required sign(s) along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line, in a location clearly visible from the street and include on the face of the sign the following information:
  - Application number(s);
  - Date, time and location of the hearing;
  - The purpose and effect of the consent application and/or the minor variance(s).
- I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at [coa@brampton.ca](mailto:coa@brampton.ca) no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton in the Regional Municipality of Peel, this

12<sup>th</sup> day of Dec 2024

  
A Commissioner, etc.

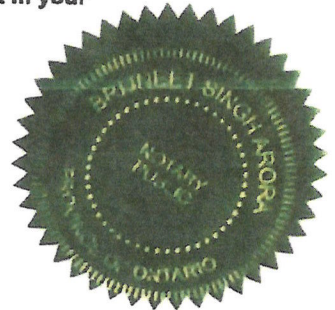
BRJONEET SINGH ARORA  
Barrister Solicitor & Notary Public  
309 - 50 Sunny Meadows Blvd  
Brampton Ontario L6R 0Y7

Ph# 905-791-2500; Fax # 905-790-7137

Pavneet Kaur  
Signature of Applicant/Authorized Agent

**Note: All Variance Signs must be posted ten (10) calendar days prior to the meeting date and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.**

**Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.**



**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: 115 EAST DR

I/We, 2538821 ONTARIO INC  
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 12 day of DEC, 2024

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

PAUL ATHWAL  
\_\_\_\_\_  
(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**

**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: 115 EAST DR


I/We, 2538821 ONTARIO INC  
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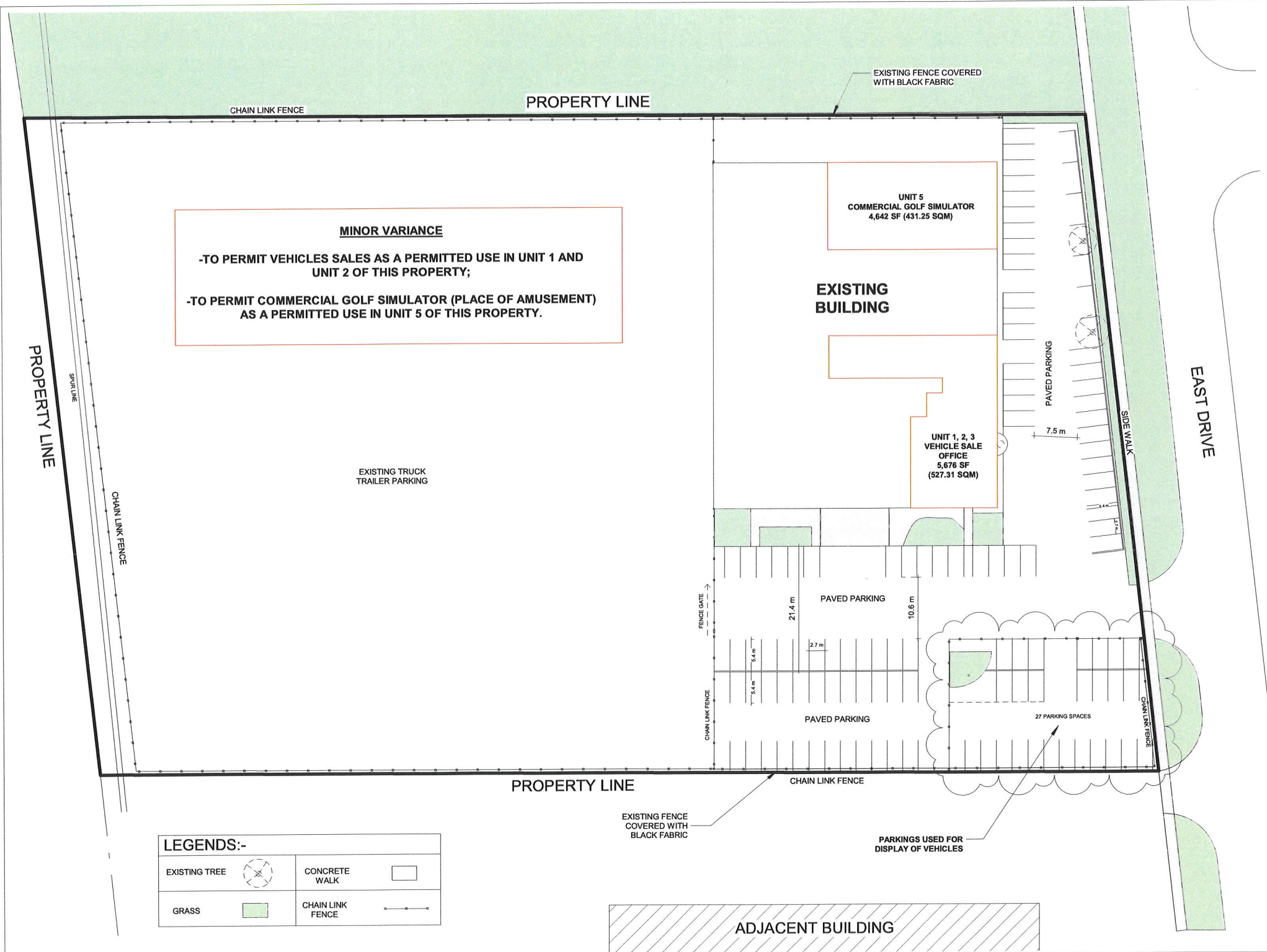
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(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

PAUL ATHWAL  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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**MINOR VARIANCE**

-TO PERMIT VEHICLES SALES AS A PERMITTED USE IN UNIT 1 AND UNIT 2 OF THIS PROPERTY;

-TO PERMIT COMMERCIAL GOLF SIMULATOR (PLACE OF AMUSEMENT) AS A PERMITTED USE IN UNIT 5 OF THIS PROPERTY.

**LEGENDS:-**

EXISTING TREE		CONCRETE WALK	
GRASS		CHAIN LINK FENCE	

**SITE PLAN**

ADDRESS:  
2538821 ONTARIO INC.  
115 EAST DR,  
BRAMPTON, ON  
L6T 1B7

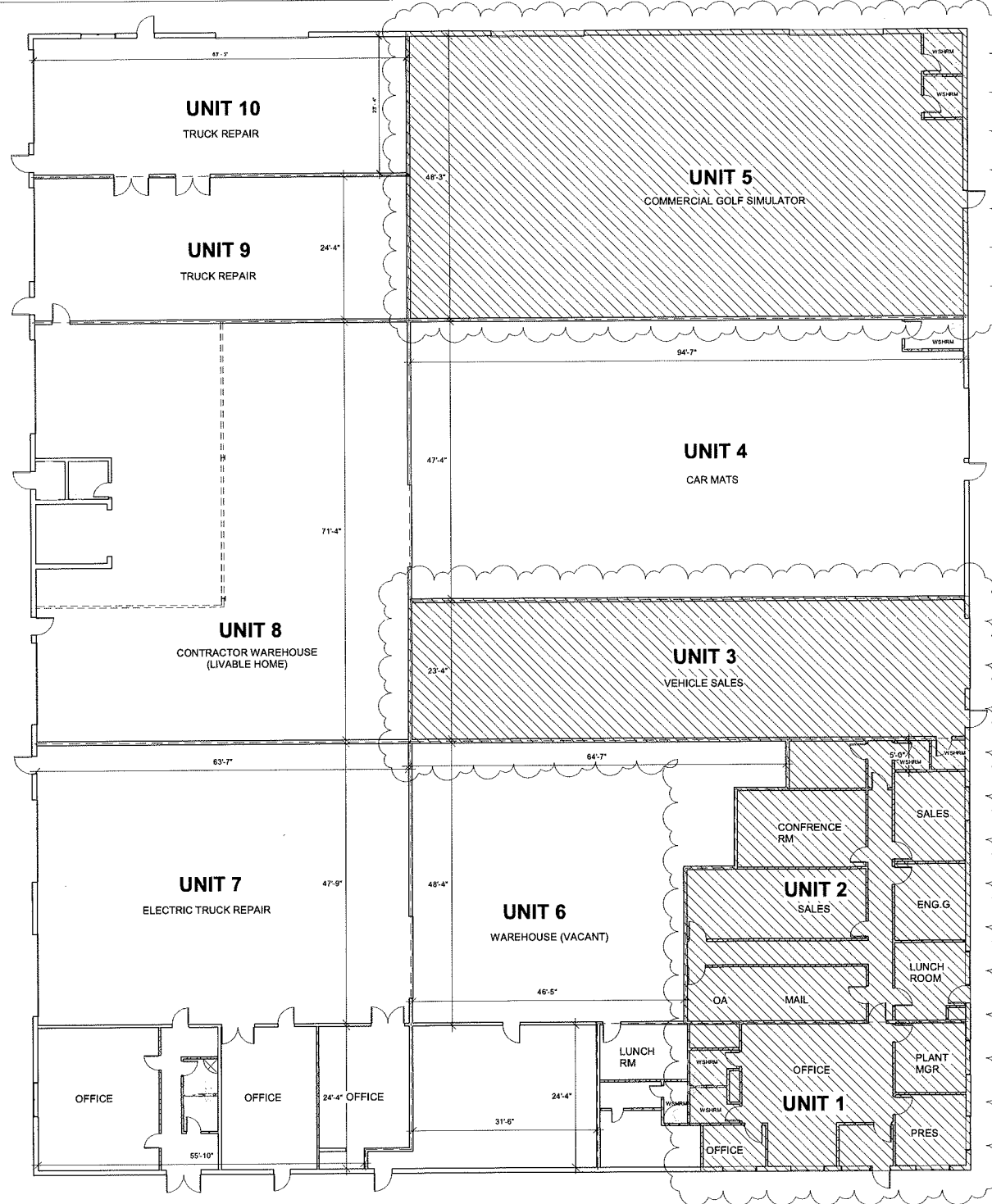
DRAWN BY: SHK      CHECKED BY: JB

PROJECT NUMBER:

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PKWY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800  
(647) 207 5470

DATE: SEP 06/24      DWG NO:

SCALE: 1" = 50'-0"      **A1.1**



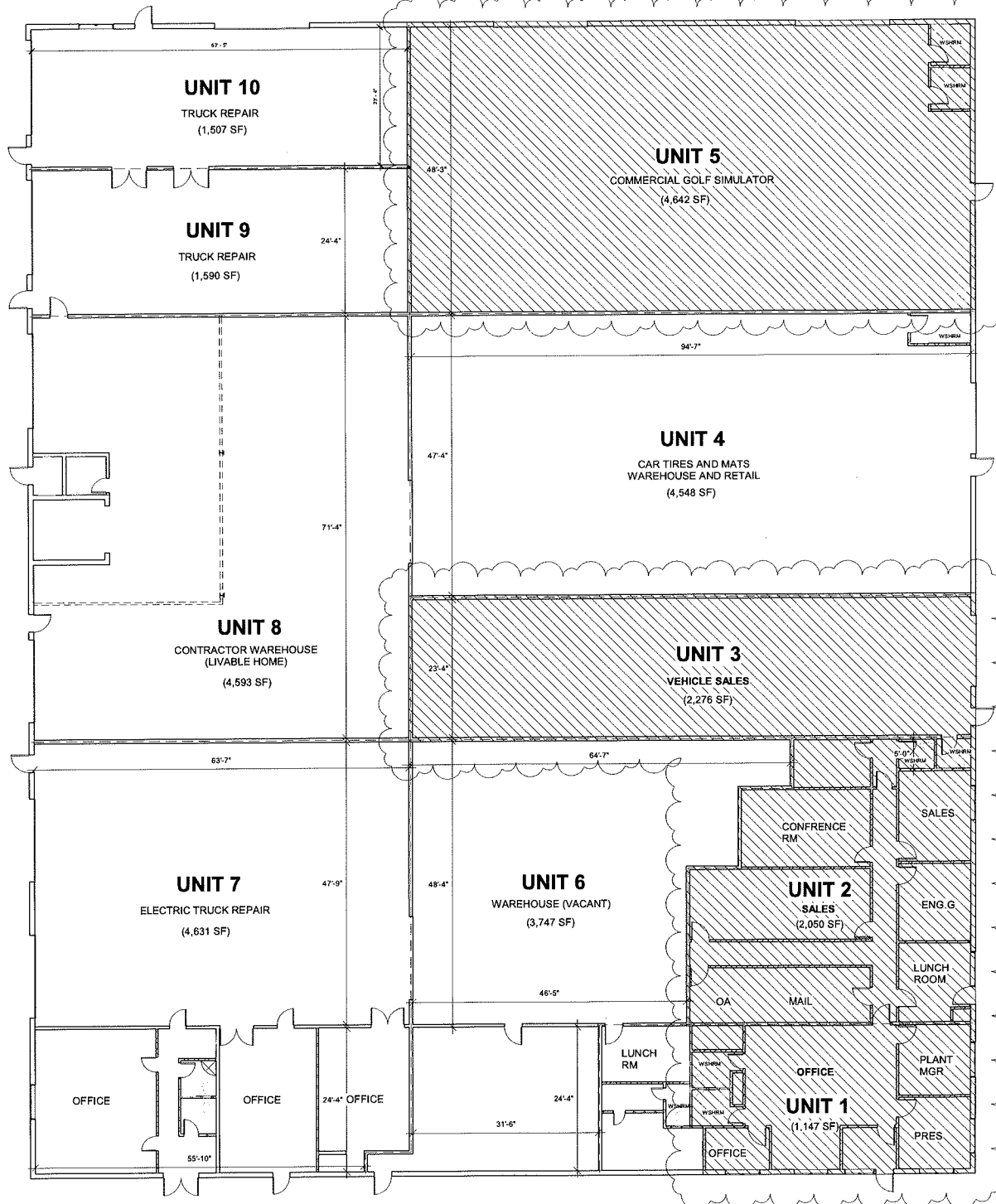
**COMMERCIAL GOLF SIMULATOR  
(UNIT 5)  
4,642 SF (431.25 SQM)**

**VEHICLES SALES OFFICES  
(UNIT 1, 2, 3)  
5,676 SF (527.31 SQM)**

2538821 ONTARIO INC.  
115 EAST DRIVE,  
BRAMPTON, ON

**FLOOR PLAN**

Project number	
Date	SEP 06/24
Drawn by	Author
Checked by	JB
<b>A3</b>	
Scale	As indicated



**COMMERCIAL GOLF SIMULATOR (UNIT 5)**  
4,642 SF (431.25 SQM)

**VEHICLES SALES OFFICES (UNIT 1, 2, 3)**  
5,676 SF (527.31 SQM)

2538821 ONTARIO INC.  
115 EAST DRIVE,  
BRAMPTON, ON

FLOOR PLAN

Project number	
Date	SEP 06/24
Drawn by	Author
Checked by	JB
<b>A3</b>	
Scale	As indicated

2024-09-17 10:56:27 AM

# Zoning Non-compliance Checklist

File No.  
A-2025-0002

Applicant: 2538821 Ontario Inc. (Paul Athwal)

Address: 115 East Drive

Zoning: M2

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To allow a place of amusement (golf Simulator)  To allow Motor Vehicle Sales Establishment	Whereas the by-law does not permit the use	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To allow 83 parking spaces to be provided on-site	Whereas the by-law requires 122 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	To allow outside storage of display vehicles associated with the Motor Vehicles Sales Establishment to be located in the front yard	Whereas the by-law does not permit outside storage in the front yard	32.1.2.(h)

L.Barbuto  
Reviewed by Zoning

December 20, 2024  
Date