

FILE NUMBER: A-2025-0028

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) Enoma Inc. C/O Chris Inneh
Address 11 Norma Cres. Brampton ON L6S 4H1

Phone # 416-880-0188 Fax # _____
Email cinneh@gmail.com

2. Name of Agent Nadia Khalil
Address 604-7191 Yonge St. Markham ON L3T 0C4

Phone # 416-904-9871 Fax # _____
Email nkdesign416@gmail.com

3. Nature and extent of relief applied for (variances requested):
We are requesting a variance to permit the use of two existing vacant units located on the north and east sides of the building as separate Business and Personal Services establishment. Currently, the building is used as a Spa (Business and Personal Services) occupying 160 sq.m which is an appropriate size for its existing operations and clientele. Additionally, the basement will be used as a residential unit, which is a permitted use under the zoning regulations however, a building permit is pending for approval from the building department.

4. Why is it not possible to comply with the provisions of the by-law?
The zoning bylaw does not currently allow for a multiple business and Personal Services establishments within the same building. Restricting the ability utilize the vacant units separately that otherwise will remain unused. This variance will allow for more efficient use of the property.

5. Legal Description of the subject land:
Lot Number Part of Lot 1 & 2
Plan Number/Concession Number Block a Plan BR-13 as in RP1120293
Municipal Address 44 Centre Street North Brampton ON L6V 1S8

6. Dimension of subject land (in metric units)
Frontage 24.38m
Depth 24.38
Area 594.5 sq. m

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

0. 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 building is a single story with residential unit in the basement. There is no proposed change to structure in height or setbacks.		
Existing ground floor:		
Unit 1- Spa - 160.5 sq.m	Unit 2- 60.4 sq. m	Unit 3 - 37.4 sq. m
Basement: Residential Unit - 77.6 sq. m.		

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No proposed building/ or structure.		

1. 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	4.84 m
Rear yard setback	1 m
Side yard setback	8.91m
Side yard setback	0m

PROPOSED

Front yard setback	4.84 m - No Change
Rear yard setback	1m - No Change
Side yard setback	8.91m - No Change
Side yard setback	0m - No Change

0. Date of Acquisition of subject land: July 12, 2023
1. Existing uses of subject property: Unit 1 Spa - on Ground floor
2. Proposed uses of subject property: Use of Unit 2 & Unit 3 to additional Business & Personal services (Occupancy D)
3. Existing uses of abutting properties: Residential
4. Date of construction of all buildings & structures on subject land: Circa 1985
5. Length of time the existing uses of the subject property have been continued: Circa 8 years (since 2017)

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

Municipal (Yes) Other (specify)

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

Municipal (Yes) Other (specify)

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

Sewers X

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 #	A17-079	Decision	Granted w/ conditions	Relief	_____
File #	_____	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Brampton, ON
THIS 07 DAY OF March, 2025
~~10th~~ ~~February~~

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, Chris Inneh, 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 07 DAY OF

March, 2025

[Signature]
Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1B, Mature Neighbourhood

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.

JOHN C. CABRAL
Zoning Officer

2025-02-25
Date

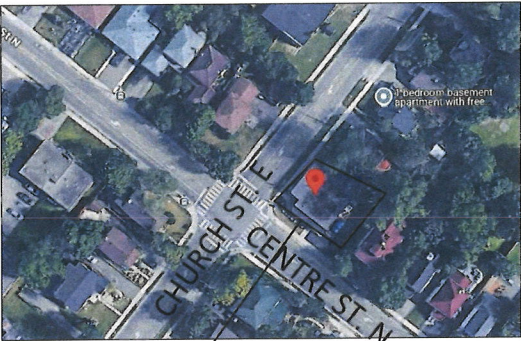
DATE RECEIVED

March 07, 2025
Mercelyn

8. Committee of Adjustment		
Residential Minor Variance Applications		
Above/Below Grade Variance (Door/Window)	\$11,949	Per Application
Driveway Variance	\$11,949	Per Application
Parking Variance	\$11,949	Per Application
Variances to Section 10.16 (Garden Suites) of the Zoning By-Law	\$11,949	Per Application
All Other Variances	\$2,990	Per Variance
Maximum Fee	\$11,949	Per Application
Institutional, Commercial or Industrial (ICI) Minor Variance Applications		
Minor Variance Application	11,949	Per Application
"After the Fact" Variance (Residential or ICI) Variance application resulting from a registered complaint, construction inspection, building order or enforcement action.	\$11,949	Per Application
Consent Applications		
Consent Application – Lot Creation	\$10,157	Per Application
Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$5,000	Per Notice
Consent Certificate	\$2,127	Per Certificate
Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none"> \$400 refund if withdrawn prior to internal circulation (By-law 231-2007). \$300 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007). No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007). 		

44 CENTRE ST. NORTH
BRAMPTON, ON

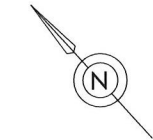
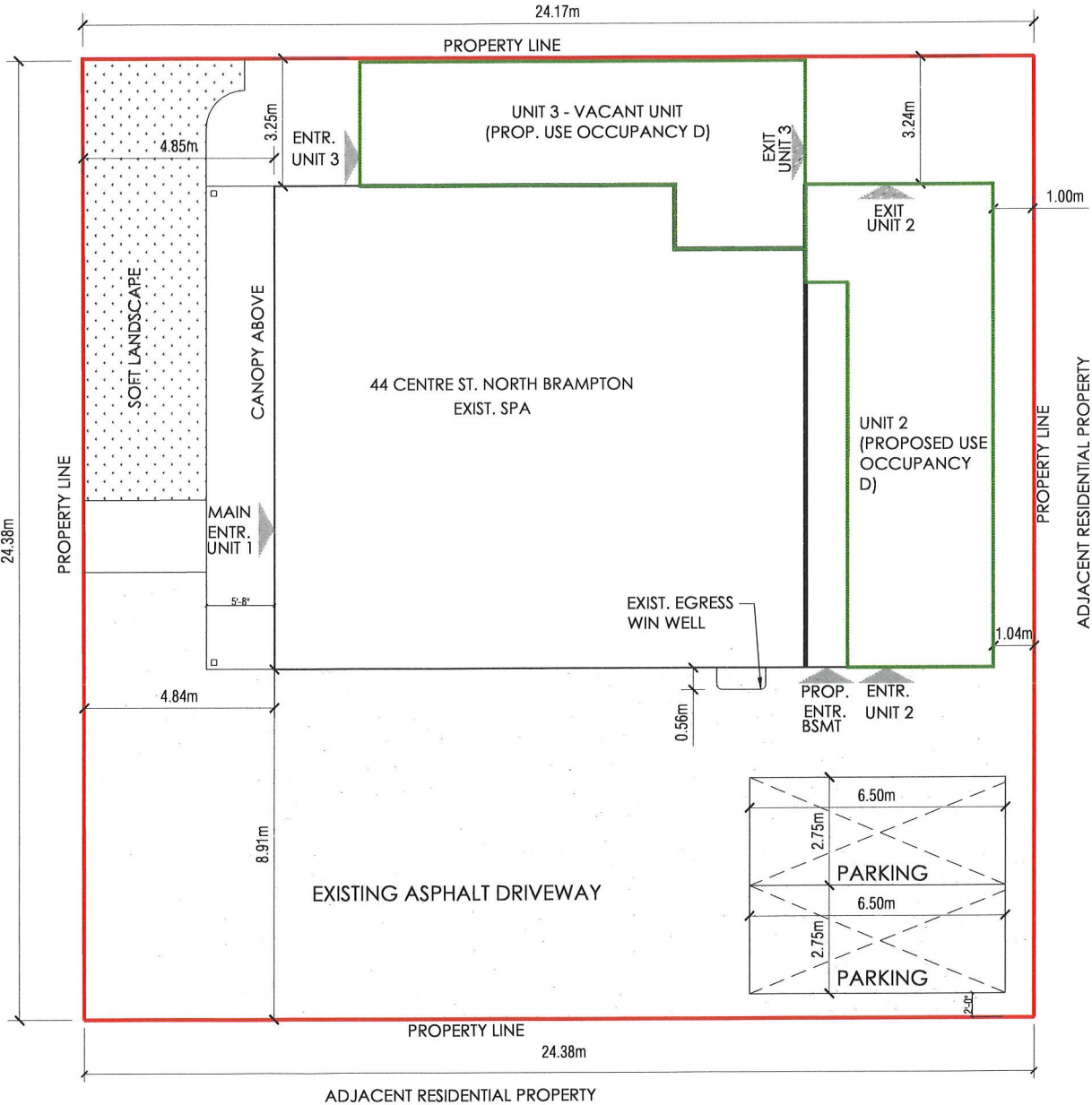
LOT AREA	594.38 M ²
EXISTING FOOTPRINT	260.06 M ²
COVERAGE:	43.75 %
UNIT 1 -	160.5 m ²
UNIT 2-	60.4 m ²
UNIT 3 -	37.4 m ²
BASEMENT:	
RESIDENTIAL UNIT:	77.6 M ²
FURNACE ROOM/ STORAGE:	21.2 M ²
TOTAL BSMT FLOOR	98.8 M ²



SUBJECT
PROPERTY

CENTRE STREET NORTH

CHURCH STREET EAST



ADJACENT RESIDENTIAL PROPERTY

00	ISSUED FOR COA	FEB 09 2025
REV.	DESCRIPTION:	DATE

ISSUED FOR COA

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER. DRAWINGS NOT TO BE SCALED AND REPRODUCED. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.



INSPIRE
ARCHITECTURAL
GROUP

218 - 50 SUNNY MEADOW BLVD. BRAMPTON, ON

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

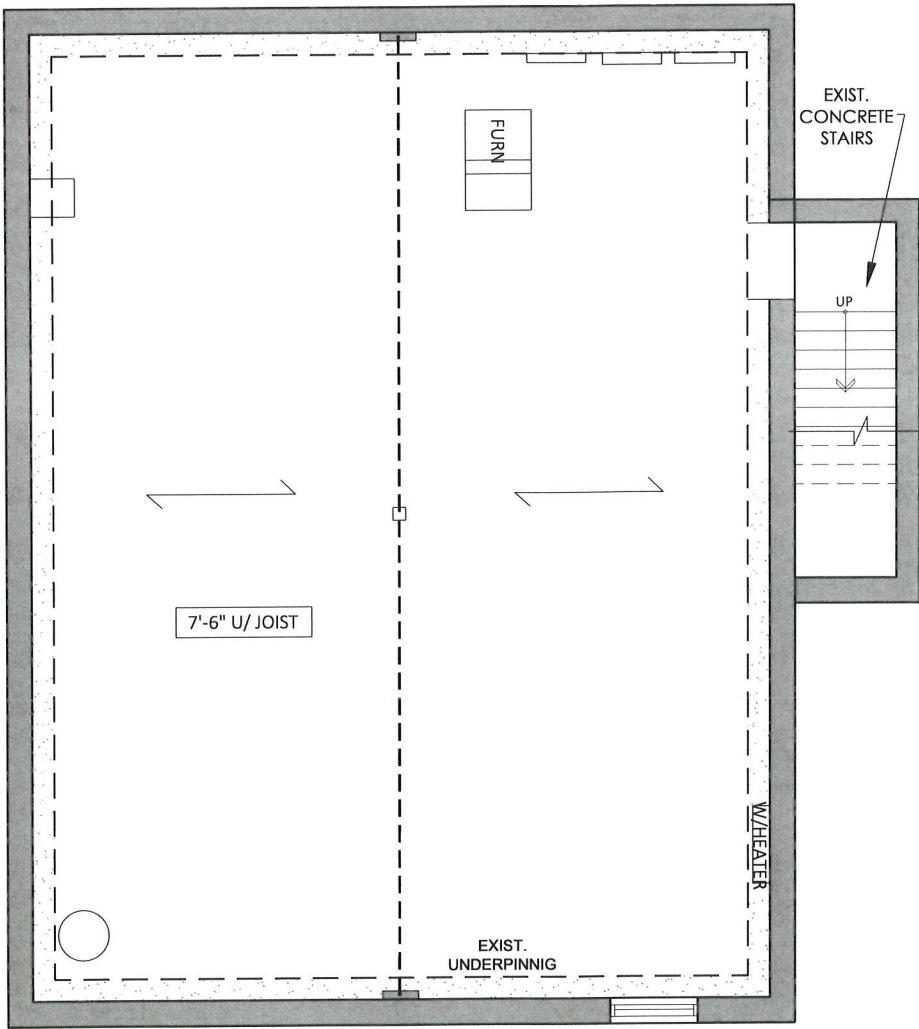
PROJECT:
44 CENTER ST. NORTH BRAMPTON, ON

DRAWING:
SITE INFO & SITE PLAN

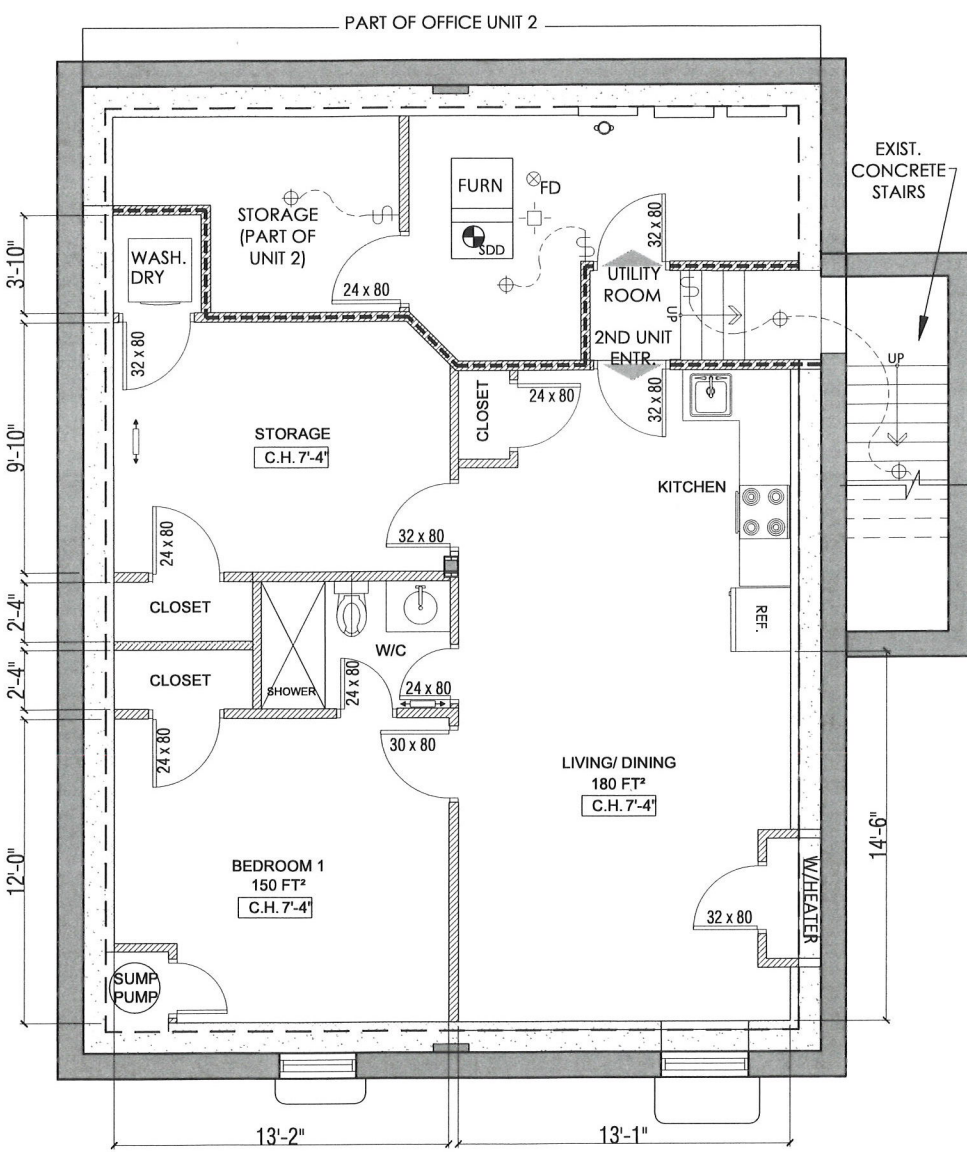
DRAWN BY: NK	PROJECT NO. 2447
PLOT DATE: Feb 09 2025	DWG. NO. A0.1
SCALE: AS NOTED	

1 PROJECT INFO
SCALE: NTS

2 SITE PLAN
SCALE: $\frac{3}{32}$ " = 1'-0"



1 EXIST. BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED RESIDENTIAL UNIT IN THE BASEMENT IS PENDING BUILDING PERMIT APPROVAL. PLAN IS FOR REFERENCE ONLY

2 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

00	ISSUED FOR COA	FEB 09 2025
REV.	DESCRIPTION:	DATE

ISSUED FOR COA
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PROJECT:
44 CENTER ST. NORTH BRAMPTON, ON

DRAWING:
EXIST. / PROP. BASEMENT PLAN

DRAWN BY: NK	PROJECT NO. 2447
PLOT DATE: Feb 09 2025	DWG. NO. A0.2
SCALE: AS NOTED	

Zoning Non-compliance Checklist

File No.
A 2025- 0028

Applicant: Enoma Inc. C/O Chris Inneh
Address: 44 Centre St N, Brampton, ON L6V 1S8
Zoning: R1B, Mature Neighbourhood
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To enlarge the existing legal non-conforming commercial use (Beauty Spa) into the existing ground floor area previously used for residential purposes.	Whereas the by-law does not permit the use.	12.15.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2025-02-26

Date