

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2025-0035  
**Property Address:** 1925 Cottrelle Blvd.  
**Legal Description:** Plan 43M-1678, Lot 45A, Ward 8  
**Agent:** Manni Chauhan  
**Owner(s):** Jindal Developments Ltd.  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, April 29, 2025, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit an exterior side yard setback of 0 metres to the proposed sales office and associated washroom facility, whereas the by-law requires a minimum exterior side yard setback of 5 metres to the principal building;
2. To permit a rear yard setback of 3.08 metres to the proposed sales office and associated washroom facility, whereas the by-law requires a minimum rear yard setback of 38.16 metres;
3. To permit 0 parking spaces on-site, whereas the by-law requires 4 parking spaces to be provided on-site; and
4. To permit a 0.0 metres wide landscape open space strip along the exterior side lot line, whereas the by-law requires a 3.29 metre wide landscape open space strip along the exterior side lot line.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, April 24, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, April 24, 2025**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

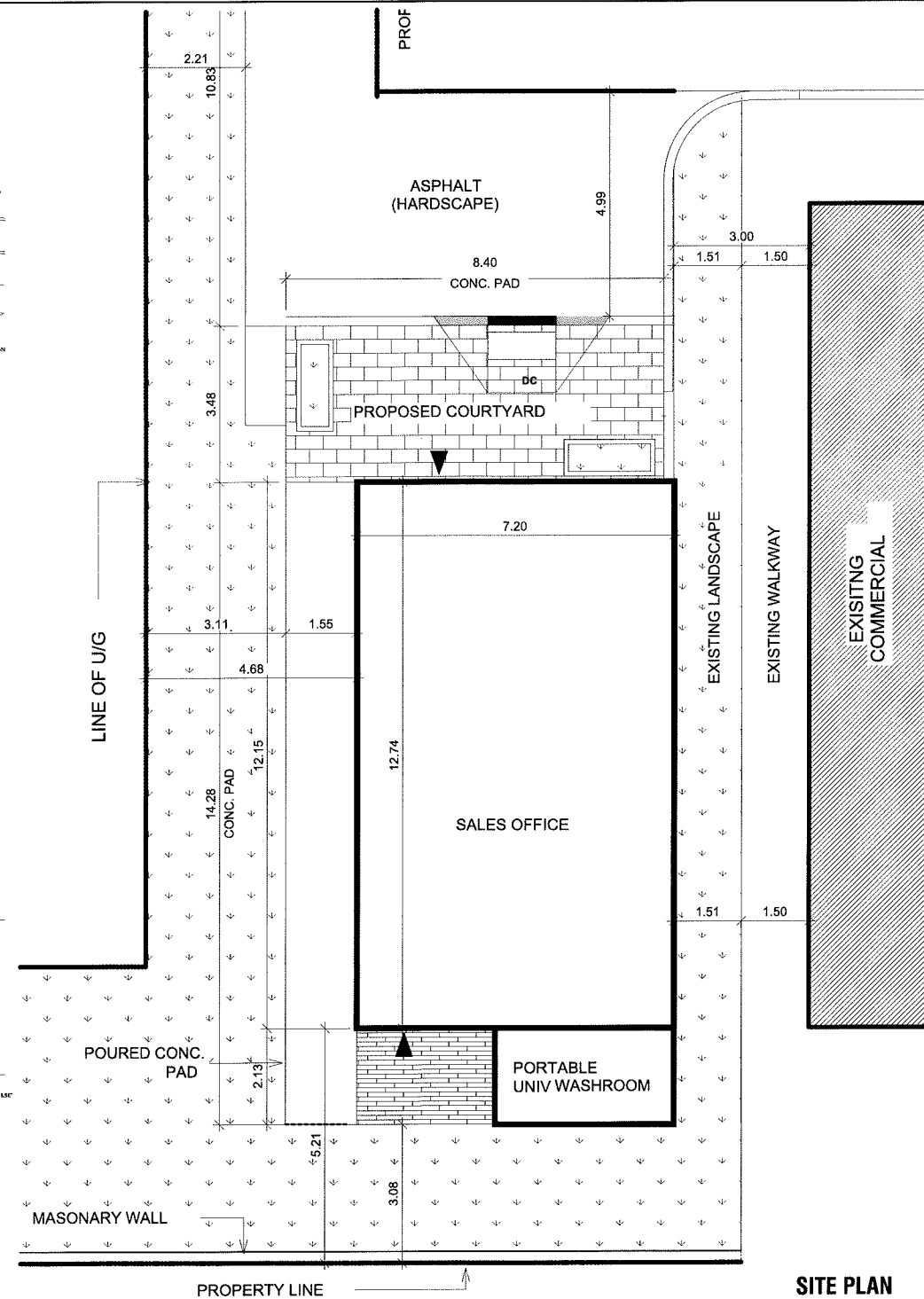
Dated this 14th day of April 2025

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

APR 14 2025

[illegible]

## KEY PLAN



## SITE PLAN

3	PARKING REMOVED, OFFICE RELOCATED	APR 14/25
2	FOR PERMIT APPLICATION	MAR 04/25
NO.	DESCRIPTION	DATE
DRAWING ISSUE AND REVISION NOTES		
<p>CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT OF THE CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. ANY WORK NECESSARY TO COMPLY WITH THE LATEST ONTARIO BUILDING CODE SHALL BE PERFORMED AT NO EXTRA COST TO OWNER. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT. NO PORTIONS OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY OTHER AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED. ORIGINALS OF CONTRACTS PREPARED AND ISSUED BY THE CONSULTANT.</p>		

PROPOSED  
SALES OFFICE  
1955 COTTRELLE BLVD  
BRAMPTON

**INTRIX**  
ARCHITECTS  
1109 BRITANNIA RD. E. MISSISSAUGA  
ON L4W 3X1, PHONE 905 564 1154

PROJECT NO.:		<b>2503</b>	
DRAWN/CHECKED. SC		SCALE. 1:200	
DRAWING NO.:		<b>A0</b>	