



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

FILE NUMBER: A-2025-0041

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)** 1534738 ONTARIO INC C/O LAKHBIR SINGH NIRWAN
Address 142 KENNEDY RD BRAMPTON, ON

Phone # Lakhvir Singh **Fax #** _____
Email Nirwan@sodhifurniture.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 THE USES PERMITTED IN THE SC ZONE WITHIN 109m OF THE FRONT LOT LINE,

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS THE ZONING BY-LAW ONLY PERMITS THE USES PERMITTED IN THE SC ZONE WITHIN 50m OF THE FRONT LOT LINE.

5. **Legal Description of the subject land:**
Lot Number 432
Plan Number/Concession Number 625
Municipal Address 142 KENNEDY RD BRAMPTON, ON

6. **Dimension of subject land (in metric units)**
Frontage N/A
Depth N/A
Area N/A

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: _____
12. Proposed uses of subject property: _____
13. Existing uses of abutting properties: _____
14. Date of construction of all buildings & structures on subject land: 03/27/2002
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 15th DAY OF April, 2025.

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 Sodhi, 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 15 DAY OF

April 2025

Mercelyn Osayamen Osaze
a Commissioner, etc.

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

Expires June 20, 2025.
A Commissioner etc.



Signature of Applicant or Authorized Agent

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

APRIL 15, 2025

Date Application Deemed
Complete by the Municipality

Mercelyn

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: 142 KENNEDY RD. SOUTH. BRAMPTON ONT
I/We, LAKHBIR S. NIRWAN C/O 1534738 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 7th day of MARCH, 2025

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

LAKHBIR S. NIRWAN
(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 of an application. Signatures from all Members of the Board of Directors are required.

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: 142 KENNEDY RD SOUTH. BRAMPTON ONT

I/We, 1534738 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 7th day of MARCH, 2025

L. S. Nirwan

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

LAKH BIR S. NIRWAN

(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.

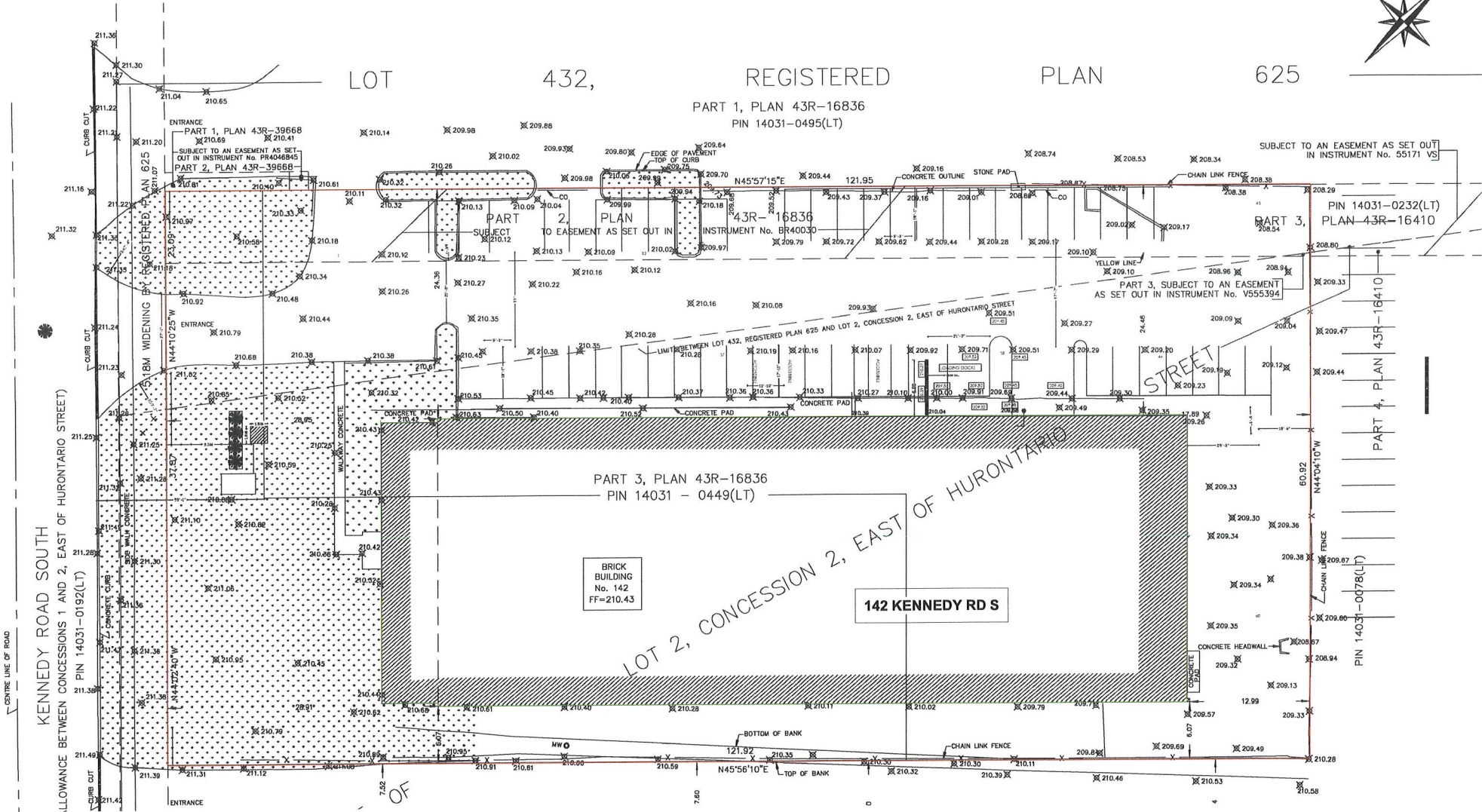
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

MINOR VARIANCE

-TO PERMIT THE USES PERMITTED IN THE SC ZONE WITHIN 109m OF THE FRONT LOT LINE, WHEREAS THE ZONING BY-LAW ONLY PERMITS THE USES PERMITTED IN THE SC ZONE WITHIN 50m OF THE FRONT LOT LINE.



SITE PLAN



PARKINGS AVAILABLE: 65 SPACES
(60 + 3 ACCESSIBLE + 2 LOADING)

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

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FIRM	BCIN
Noble Prime Solutions Ltd	118716

MAR 05/25

01 ISSUED FOR VARIANCE	MAR 05/25
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ADDRESS:
142 KENNEDY RD S
BRAMPTON, ON.

DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER:	24C-30205

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAR 05/25	DWG No:
SCALE: 1" = 30'-0"	A2.5

Bruno, Rose

From: NOBLE NOBLE <applications@nobleltd.ca>
Sent: 2025/04/03 4:01 PM
To: Bruno, Rose
Subject: [EXTERNAL]Re: 142 Kennedy Road COA application

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi,
Please see the requested information below:

Unit Number	Area	Occupancy
1	1015.43m ²	Furniture Store (sodhi Furniture Store)
2	1104.19m ²	Furniture Store (sodhi Furniture Store)
3	294.59m ²	Vacant
4	297.94m ²	Vacant

Total Area 2712.15m²
Let me know if anything else is required

Thanks,
Pavneet

On Wed, Mar 12, 2025 at 1:04 PM Bruno, Rose <Rose.Bruno@brampton.ca> wrote:

Hi,

I need a list of all the units in the building: size of each unit, the occupant, and type of business. Also, provide the total floor area for the entire building.

furniture: $2119.62 / 62 = 34.18$

Thanks,

Vacant: $592.53 / 19 = 31.18$

* = $65.36 = 66$ parking required

Rose Bruno
Plans Examiner, Zoning Services
City of Brampton

T: 905.874.2093
rose.bruno@brampton.ca

63 parking provided

Zoning Non-compliance Checklist

File No.
A-2025- 0041

Applicant: 1534738 Ontario Ltd.
Address: 142 Kennedy Road South
Zoning: M1 Section 3445
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To allow uses permitted in the SC zone within 109 metres of the front lot line	Whereas the by-law permits SC uses within 50 metres of the front lot line.	3445.2
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING	To permit 63 parking spaces.	Whereas 66 parking spaces are required.	20.3
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

April 7, 2025
Date