



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

FILE NUMBER: A-2025-0047

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)

IQBAL GILL (OWNER)

Address

2573 EMBLETON ROAD

BRAMPTON, ONTARIO L6Y 0E8

Phone #

416-887-6481

Fax #

Email

2.

Name of Agent

TAMARA LAKEMAN

Address

67 TRURO CIRCLE

BRAMPTON, ONTARIO

L7A4E6

Phone #

647-383-7399

Fax #

Email

tamarawhilby@gmail.com

3.

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

We are requesting an extension of the Minor Variance permit for additional 3 years to continue operating in the City of Brampton. We have been in operating for almost 3 years (2025-June). Our organization intake women and children fleeing domestic violence and needing a safe place to rebuild themselves with their children. Since operation we have intake more then 164 women and children internally and assisted over 3000 in the community externally. This property in operation has a renewal lease of 5 years, 2025 of January. We have leased the property for 5 years given permission by the owner.

4.

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

As for the provision of the by law, we are seeking a continuation of permission to operate from the City to continue as a VAW shelter and transitional home. While in operation we have partnership with a few organizations in the community (letters provided).

5.

Legal Description of the subject land:

Lot Number

PT LT 5 CON 6 WHS CHINGUACOUSAY AS IN VS377509 : BRAMPTON

Plan Number/Concession Number

Municipal Address

2573 EMBLETON ROAD, BRAMPTON, ONTARIO L6Y0E8

6.

Dimension of subject land (in metric units)

Frontage

175 FT

Depth

480 FT

Area

1.92 ACRES

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: List all structures (dwelling, shed, gazebo, etc.)

2 STORY HOUSE 1897 SQ FT
DETACHED GARAGE 471 SQ FT

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO CHANGE IN BUILDING STRUCTURE.

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 12 METRES

Rear yard setback 15 METRES

Side yard setback 7.5 METRES

Side yard setback 7.5 METRES

PROPOSED

Front yard setback no change will be made

Rear yard setback no changes will be made

Side yard setback no changes will be made

Side yard setback no changes will be made

10. Date of Acquisition of subject land: Feb 15th. 2022

11. Existing uses of subject property: single detached family

12. Proposed uses of subject property: Residential use

13. Existing uses of abutting properties: Residential & Residential with Commercial/industrial operations

14. Date of construction of all buildings & structures on subject land: estimated 1975

15. Length of time the existing uses of the subject property have been continued: estimated 51 years

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

Municipal

☒

Well

☐

Other (specify)

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

Municipal

☒

Septic

☐

Other (specify)

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

Sewers

☒

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?

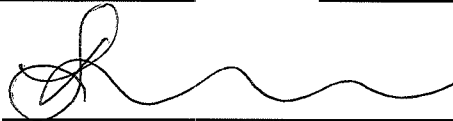
Yes ☐ No ☐

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 #	A-2022-0156	Decision	Committee of Adjustment	Relief	3 year permit
File #	_____	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 30th 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, Tamara Lakeman, OF THE City OF Brampton
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

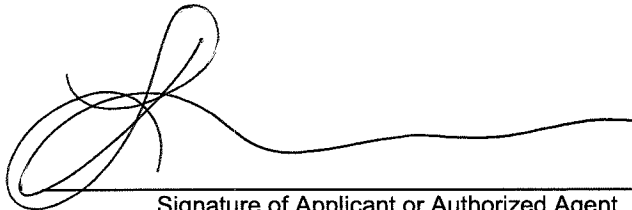
ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF

Peel THIS 20 DAY OF

Mercedyn Osayamen Osade
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: _____

Enforcement Action File Number: _____

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 30, 2025

Date Application Deemed
Complete by the Municipality

Mercedyn

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2573 EMBLETON ROAD BRAMPTON, ONTARIO L6Y 0E8

I/We, IQBAL GILL
please print/type the full name of the owner(s)

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

TAMARA LAKEMAN
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 30 day of APRIL, **20**25.

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

IQBAL GILL
(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2573 EMBLETON ROAD BRAMPTON, ONTARIO L6Y 0E8

I/We, IQBAL GILL
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 30 day of APRIL, 2025.

IQBAL GILL
(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

8. Committee of Adjustment			
8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none"> 75% refund if withdrawn prior to internal circulation 50% refund if withdrawn prior to circulation of public notice of a hearing. No refund if withdrawn once the circulation of the public notice of a hearing has occurred 			

Women and Children Precious Shelter,

To Whom May It Concern:

This letter is to authorize the Women and Children Precious Shelter (The Lessor) to lease the premises known as 2573 Embleton Road, Brampton, ON L6Y 0E8 for 5 year. All terms are laid out in the agreement to lease document. If you have any questions, please direct them to my representative Sher Gill at 416-819-3021

Thank You,

A handwritten signature in blue ink, appearing to be 'Iqbal Gill', written in a cursive style.

Iqbal Gill

416-887-6481

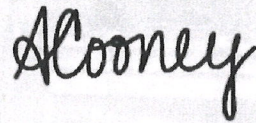
PRECEPTOR CERTIFICATE

THIS CERTIFICATE IS PRESENTED TO

Women and Children Precious Shelter

In recognition of your valuable contribution as a Community Preceptor for the Bachelor of Science in Nursing (BScN) program at the School of Nursing.

AWARDED WINTER, 2025



April 11th, 2025

AMANDA COONEY
Manager, Nursing Practicum Coordination Office (NPCO)

AWARDED DATE

YORK
UNIVERSITÉ
UNIVERSITY 

Certificate of Appreciation

Sheridan's Office of Clinical and Experiential Learning honours

Women and Children Precious Shelter

Thank you for partnering with us to foster an enriched and meaningful experience for our students



Lisa Sokoloff
Director, Clinical and Experiential Learning

Fall 2023

Academic term

CHARMAINE WILLIAMS
MPP - Brampton Centre



Constituency Office

456 Vodden St. E, Unit 12, Brampton, ON L6S 5V1

☎ (905) 454-1233

✉ charmaine.williams@pc.ola.org

🌐 charmainewilliamsmp.ca

To whom it may concern:

I am writing to express my support for the expansion of the Women and Children's Precious Shelter (WCP) and its vital role in the system of support for women in the City of Brampton and the Region of Peel. WCP provides a haven for women and children fleeing intimate partner violence, offering security and healing. In the past two years, their 10-bed facility has safely housed over 160 women and children, while also assisting over 3000 women with children virtually by connecting them to community resources.

WCP would greatly benefit from provincial support to sustain and expand their services. They not only offer a safe home for women escaping violence they support community partners with donations of winter clothing, hygiene items, and meals. Additionally, WCP has been active in raising awareness among high school students regarding intimate partner violence (IMP), and creating employment, counseling, and volunteer opportunities for post-secondary students. WCP's upstream efforts to address the root causes of violence in our community will decrease the risk factors that contribute to IMP and improve and promote healthy relationships in our community.

I support WCP and their mission to empower and provide a safe space for women in the Peel Region who are fleeing violence and rebuilding their lives. The expansion of WCP would enable them to offer even more comprehensive support to women and children. By increasing their capacity, they can provide more secure housing options, enhance their virtual assistance, and expand their educational outreach programs. Their dedication makes them a valuable asset to our community and I look forward to the work they will do to empower women and girls.

Sincerely,

MPP Charmaine Williams



2 Wellington St W
Brampton ON L6Y4R2

T 905.874.2606
F 905.874.2644
TTY 905.874.2130



REGIONAL COUNCILLOR NAVJIT KAUR BRAR

WARDS 2 & 6

April 10th, 2025

RE: Letter of Support for Precious Women's Shelter

To whom it may concern,

My name is Navjit Kaur Brar and I am the Regional Councillor for Wards 2&6 in Brampton, Ontario. I am writing to express my wholehearted support for Precious Women's Shelter and the incredible work they continue to do for our community.

Precious Women's shelter's unwavering commitment to providing safety, hope, and resources to women in need has made a lasting impact, and their presence is truly invaluable. They have consistently gone above and beyond, offering not just shelter, but compassion, guidance, and a sense of belonging. They are always giving back, creating a ripple effect of kindness and support that strengthens the entire community.

I fully support any necessary steps to ensure the continuation of their essential services, including leasing another location to expand or sustain their operations.

Please reach out to me should you have any questions or concerns. Thank you for your consideration.

Warm regards,

Navjit Kaur Brar
Regional Councillor



Agreement to Lease
Residential

Form 400
for use in the Province of Ontario

This Agreement to Lease (Agreement) dated this 1 day of January, 2024

TENANT: Women & Children Precious Shelter
(Full legal names of all Tenants)

LANDLORD: Iqbal Gill
(Full legal name of Landlord)

ADDRESS OF LANDLORD:
(Legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement. For the purposes of this Agreement "Tenant" includes lessee and "Landlord" includes lessor.

1. PREMISES: Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as: 2573 Embleton Rd Brampton L6Y0E8

2. TERM OF LEASE: The lease shall be for a term of 5 years commencing January 15 2024

3. RENT: The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of Four Thousand One Hundred Dollars (CDN\$) 4,100.00, payable in advance on the 15th day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. DEPOSIT AND PREPAID RENT: The Tenant delivers as otherwise described in this Agreement (Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to "Deposit Holder" in the amount of Dollars (CDN\$) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the and month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. USE: The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for:
Women and Children Precious Shelter

6. SERVICES AND COSTS: The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: lawn maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S): TW

INITIALS OF LANDLORD(S):

7. PARKING:

8. ADDITIONAL TERMS:

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: **Schedule(s) A**

10. IRREVOCABILITY: This offer shall be irrevocable bytenant..... until ..8am..... on the4th.....
(Landlord/Tenant) (a.m./p.m.)
day of.....January.....,2024.....after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. NOTICES: The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **The Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices where the Brokerage represents both the Landlord and the Tenant (multiple representation) or where the Tenant or the Landlord is a self-represented party.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: _____ Email Address: stephlowe@manorhillrealty.com
(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

12. EXECUTION OF LEASE: The Lease shall be drawn by the Landlord on the standard form of lease as prescribed by the *Residential Tenancies Act, 2006*, as amended from time to time, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the Tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

13. LANDLORD AND TENANT ACKNOWLEDGMENT: The Landlord and Tenant acknowledge and agree that a standard form of lease as prescribed by the *Residential Tenancies Act, 2006*, as amended from time to time is required.

14. ACCESS: The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

15. INSURANCE: The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

16. RESIDENCY: The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

17. USE AND DISTRIBUTION OF PERSONAL INFORMATION: The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

18. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. The Agreement shall be read with all changes of gender or number required by the context.

19. TIME LIMITS: Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Landlord and Tenant or by their respective lawyers who may be specifically authorized in that regard.

20. FAMILY LAW ACT: Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 199

21. CONSUMER REPORTS: The Tenant is hereby notified that a consumer report containing credit and or personal information may be referred to in connection with this transaction.

22. ELECTRONIC SIGNATURES: The parties hereto consent and agree to the use of electronic signatures pursuant to the *Electronic Commerce Act*, 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

23. TIME AND DATE: Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

24. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

Tamara Whilby

Jan 2024

(Witness)

(Tenant or Authorized Representative)

Women & Children

(Seal) (Date)

(Witness)

(Tenant or Authorized Representative)

(Seal) (Date)

(Witness)

(Guarantor)

(Seal) (Date)

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

(Landlord or Authorized Representative)

Iqbal Gill

Jan 2024

(Witness)

(Landlord or Authorized Representative)

(Seal) (Date)

(Witness)

(Landlord or Authorized Representative)

(Seal) (Date)

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness)

(Spouse)

(Seal) (Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at .. 4pm 2nd day of January, 2024 (a.m./p.m.)

INFORMATION ON BROKERAGE(S)

Listing Brokerage

HOMELIFE HEARTS REALTY INC., BROKERAGE

905-712-9888

(Tel.No.)

SHER GILL

(Salesperson/Broker/Broker of Record Name)

Co-op/Tenant Brokerage

MANOR HILL REALTY INC.

(416) 245-1881

(Tel.No.)

STEPHANIE LOWE

(Salesperson/Broker/Broker of Record Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.

Jan 2024

(Landlord) Iqbal Gill (Date)

(Landlord) (Date)

Address for Service

(Tel. No.)

Landlord's Lawyer

Address

Email

(Tel. No.) (Fax. No.)

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.

Jan 2024

(Tenant) Women & Children Precious Shelter (Date)

(Tenant) (Date)

Address for Service

(Tel. No.)

Tenant's Lawyer

Address

Email

(Tel. No.) (Fax. No.)

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)



Form 400
for use in the Province of Ontario

Schedule A
Agreement to Lease - Residential

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT: Women & Children Precious Shelter, and

LANDLORD: Iqbal Gill

for the lease of 2573 Embleton Rd Brampton
ON L6Y0E8 dated the 1 day of January, 2024

The term of this lease shall be for 5 years, commencing Jan 15, 2024 until 2029.

Tenant agrees not to make any decorating changes to the premises without the express written consent, (this includes hanging of drapes or any changes that would damage or change the walls) of the Landlord or his authorized agent. The landlord approves the upgrades/renovations listed in #8 "Additional Terms" at the tenants own expense.

Tenant, if not in default hereunder, shall have the option, by written notice, given to the Landlord at least 60 days before the end of the lease term, to renew the lease for a further 1 year term (subject to standard rental increase).

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property. Tenant agrees to allow the Landlord and/or Agent to enter upon the leased premises at all reasonable hours to carry out repairs or inspect the said premises, giving the Tenant 24 hours written notice.

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost. Landlord agrees to only replace current appliances if not in good working order during the term of the lease, but not additional (additionally purchased appliances).

No smoking. Any damages caused by smoke, by Tenants or Tenants guests, will be at the expense of the Tenant. This may include costs to remove the smell of smoke which can be very costly to repair.

No Pets. Any damages caused by pets, by Tenants/Tenants guests, will be at the expense of the Tenant. This may include cost to remove odors, repair floors, and the like which can be very costly to repair.

The Lease shall contain a clause requiring the Tenant to obtain insurance, at the expense of the Tenant, as required by the Landlord and which may include insurance on the property and operations of the Tenant, including insurance for fire and such additional perils as are normally insured against, liability insurance, boiler and machinery insurance, plate glass insurance and any other insurance as may be reasonably required by the Landlord.

Tenant acknowledges that the Landlord's home and fire insurance on the premises provides no coverage to the Tenant's personal property. Tenant will be responsible for getting own content/rental insurance policy. Tenant agrees to release the Landlord from all liability to personal items if no insurance is obtained.

Tenant will be responsible for 100% utilities, as well as all maintenance of the lawn, shoveling of the drive and walkways in the winter at the Tenants own expense.

Landlord confirms that there are no problems to the best of their knowledge, concerns or history of pests, rodents or bugs. Any concerns must be remedied at the Landlords expense.

Landlords can only increase rent if they provide tenants with at least 90 days notice. Rent can only be increased once every 12 months and must be within the yearly rent increase limit. Tenants agree to pay the increased rent, unless the increase is unlawful.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

TW

INITIALS OF LANDLORD(S):

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Letter of Support for Women and Children Precious Shelter

I am writing to express our support for the Women and Children Precious Shelter and the vital work they do in the Region of Peel and the women that they serve.

Women and Children Precious Shelter's work is particularly important because they are providing a "haven" for women and children who are experiencing intimate partner violence, while being a source of healing and restoration. Since operation in the last 2 years, the WCP shelter is permitted a 10-bed space capacity, which has provided a safe space internally, for over 160 women and children. In addition, externally the WCP shelter has helped over 3000 women with children virtually, directing them to proper resources and services within the community and advocating on their behalf.

We are requesting a renewal or extension for the next 3 years to remain at this location to continue our great work and operate to support the women and children in need, fleeing domestic violence in our community. Over the three years we were able to safely intake about 160 ladies, mothers and children with 10 bed spaces, support Region of Peel with stay out of the cold (winter season) with 260 bed spaces for 4 months and 2500+ in the community with our outreach program (Precious rental referral). In addition to preceptorship with over 25 students assisted to graduate in our community as social worker and justice and nursing. If possible, ask for a reduction in the cost associated with the Minor variance applications, considering that we are a not-for-profit organisation supporting our community and the cost we paid was a little over \$650.

Thank you for your time and consideration.



Armagh

P.O. Box 52581

1801 Lakeshore Rd. W.

Mississauga, ON L5J 4S6

Charity Number 118789635RR0001

Friday, October 28th, 2022

Tamara Whilby, Director
Women and Children Precious Shelter

To whom it may concern,

Armagh House is a transitional living program in the Peel region providing affordable housing, case management support, counseling, therapy, group programming, child and youth care, and outreach aid to women and their children fleeing domestic violence.

Armagh House receives client referrals through various emergency and VAW shelters across Ontario, including the *Women and Children Precious Shelter*. Candidates are shortlisted and selected for interviews. Once approved, applicants become residents of Armagh House for a 2-year period, with an additional 1 year of outreach support.

Kind Regards,

Samiya Kebir
Program Supervisor
samiya@armaghhouse.ca

www.ArmaghHouse.ca



@ArmaghHouse



Collaborative Assistance for Victims of Violence and Abuse

May 13, 2024

Re: Safe Centre of Peel Partnership

To Whom it may Concern:

I am pleased to write this letter outlining our partnership with Women and Children Precious Shelter. This organization has recently become a partner at the Safe Centre of Peel.

The Safe Centre of Peel provides co-located, integrated and coordinated services through

19 social service partners, which address the needs of individuals experiencing family and Intimate Partner Violence. Safe Centre provides efficient wraparound services including support with safety planning, housing, legal services, parenting, and counselling all in one location. Our multidisciplinary team works together in order to integrate services, reduce clients having to retell their stories and provide quick access to many of the services and supports victims of violence may need. Our partners are pivotal to our service delivery, planning and implementation of our model.

Women and Children Precious Shelter is one our newest partners in this collaboration. We are working together to reduce the trauma experienced by women and children by creating strong service pathways, identification of risk factors, creating safety and ensuring services and supports are coordinated.

We look forward to a long-standing partnership with Women and Children Precious Shelter as we work towards keeping women and children safe in our community.

Sincerely,

Shelina Jeshani M.S.W, R.S.W
Director of Strategic Partnerships and Collaboration
Safe Centre of Peel



September 20, 2024

To Whom It May Concern,

Victim Services of Peel (VSOP) is delighted to support and collaborate with Women and Children Precious Shelter (WCPS) on various initiatives to strength supports to survivors of gender-based violence in the Peel Region.

Victim Services of Peel is a multi service registered charity founded in 1986. Our mission is to provide comprehensive, trauma-informed, culturally responsive, 24/7 support to individuals and communities in Brampton and Mississauga, helping them recover from the impact of crime or sudden tragedies. A large portion of clients VSOP supports are survivors of gender-based violence providing crisis intervention, safety and practical supports, case management, and transitional housing supports.

WCPS is a non-profit organization that provides a safe and secure shelter for women and children in the Peel Region and beyond fleeing intimate partner violence, surviving abusive situations, and have overcome life struggles. WCPS vision is to provide a safe haven while being a source of healing and restoration.

Given the aligned vision and mission of WCPS and VSOP by working collaboratively we can enhance our services and achieve our shared goal of supporting women who have experienced gender based violence rebuild their lives

Victim Services of Peel looks forward to exploring opportunities and initiatives to strengthen our partnership with Women and Children Precious Shelter.

Best Regards,

A handwritten signature in black ink, appearing to be "SR", with a long horizontal line extending to the right.

Sarah Rogers (MSW, RSW)
Executive Director
Victim Services of Peel
Phone: 905-453-2121 X7650

Notice of Decision

Committee of Adjustment

FILE NUMBER A-2022-0156

HEARING DATE MAY 31, 2022

APPLICATION MADE BY IQBAL GILL

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit a transitional housing shelter.

(2573 EMBLETON ROAD, PART OF LOT 5, CONCESSION 6 WHS)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Colp

SECONDED BY: R. Power

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON MAY 31, 2022

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

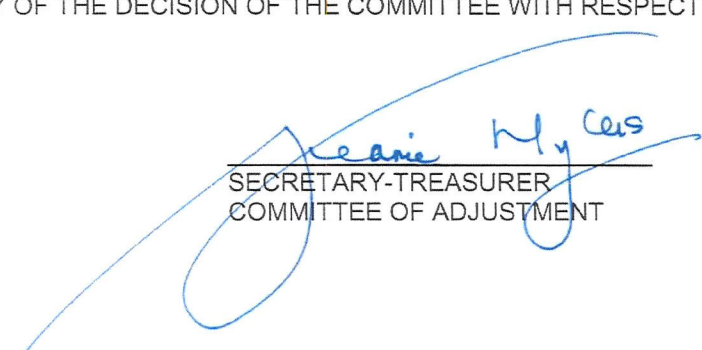
ROD POWER, MEMBER

DAVID COLP, MEMBER

DATED THIS 31ST DAY OF MAY, 2022

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL WILL BE JUNE 20, 2022

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

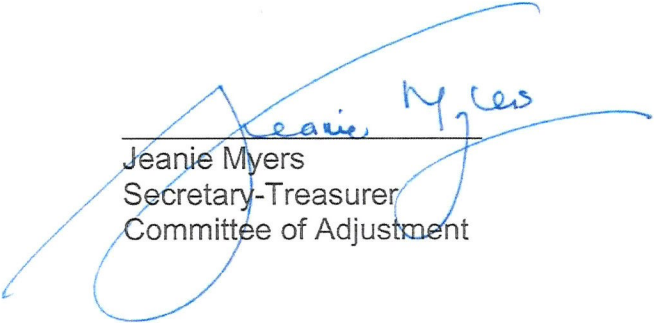
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

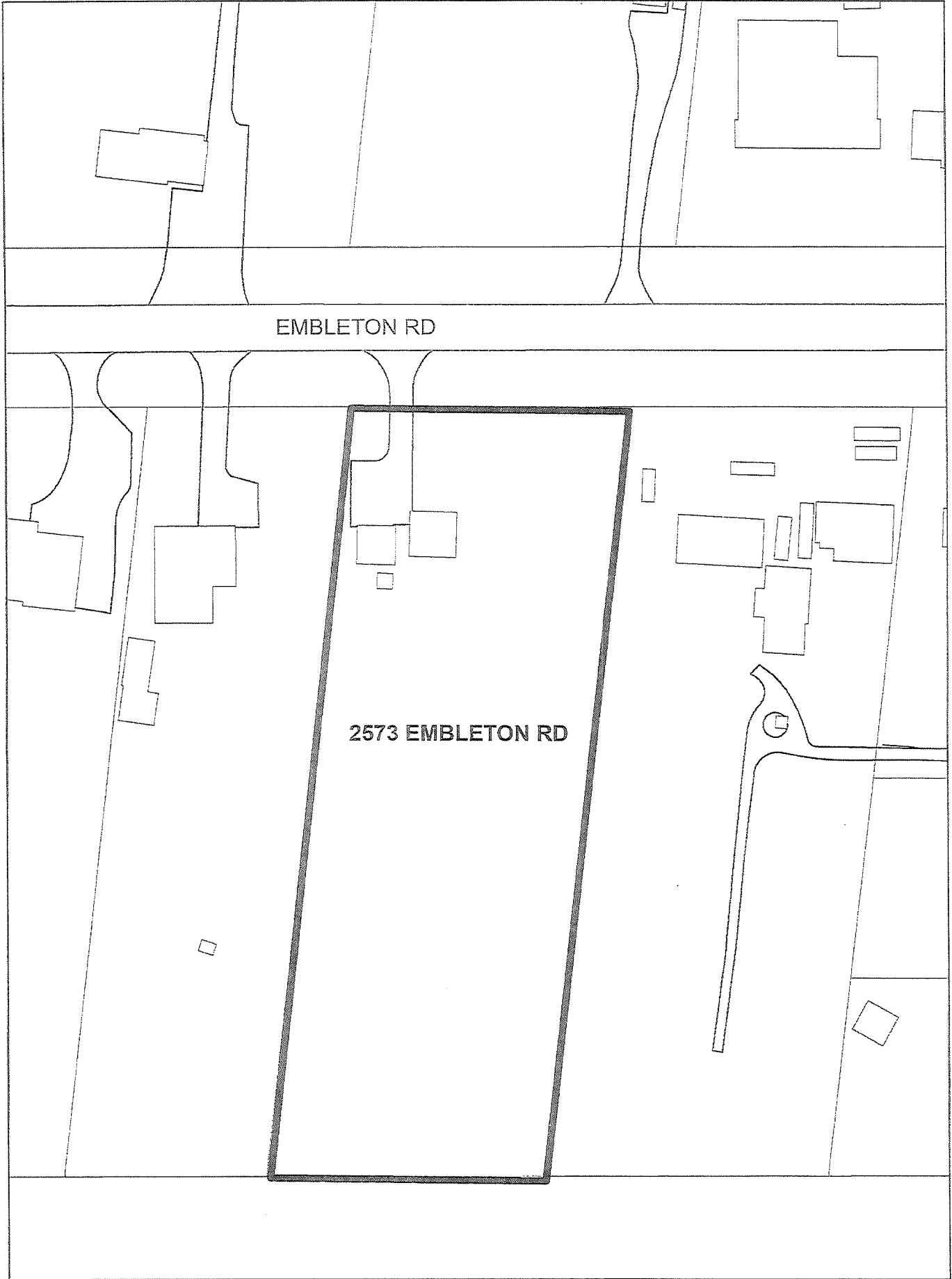
APPLICATION NO: **A-2022-0156**

DATED: **May 31, 2022**

Conditions:

1. That the use be approved for a temporary period of three (3) years from the final date of the decision of the Committee;
2. That the owner obtain a permit for a change of use prior to occupancy of the building;
3. That failure to comply with and maintain the conditions of Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



Zoning Non-compliance Checklist

File No.
A-2025- 0047

Applicant: Tamara Lakeman
Address: 2573 Embleton Road
Zoning: Agricultural
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a transitional housing shelter.	Whereas the by-law does not permit the use.	46.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
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 23, 2025
Date