

**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-2025-0041  
**Property Address:** 142 Kennedy Road  
**Legal Description:** Plan 625, Part Lot 432, Rp 43R16836, Parts 2 and 3, Ward 3  
**Agent:** Pavneet Kaur (Noble Prime Solutions LTD)  
**Owner(s):** 1534738 Ontario Inc., C/o Lakhbir Singh Nirwan  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, May 27, 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 allow uses permitted in the Service Commercial zone within 109 metres of the front lot line, whereas the by-law permits Service Commercial uses within 50 metres of the front 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, May 22, 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, May 22, 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 13th day of May 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)

Received / Revised

MAY 12 2025

Committee of Adjustment

**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.**

**PARKINGS AVAILABLE: 71 SPACES  
(68 REGULAR + 3 ACCESSIBLE)  
LOADING SPACES: 2 SPACES**

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.

**SITE PLAN**

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)

<b>DESIGNER</b>	<b>BCIN</b>
Tanvir Rai	103482

*Tanvir Rai*

<b>FIRM</b>	<b>BCIN</b>
Noble Prime Solutions Ltd	118716

MAR 06/25

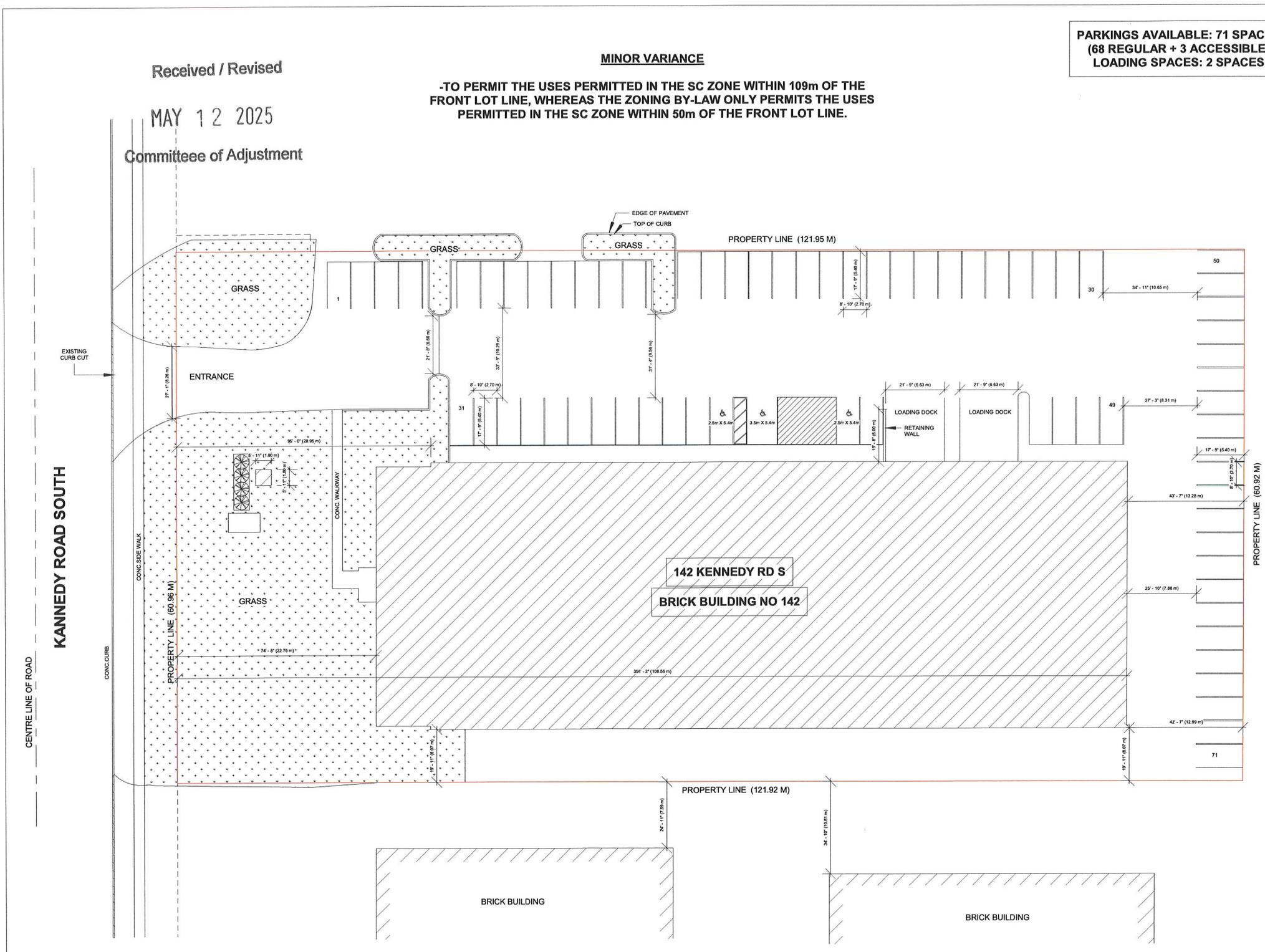
01 REVISED FOR VARIANCE	MAY 12,25
01 ISSUED FOR VARIANCE	MAR 06/25

ADDRESS:  
142 KENNEDY RD S  
BRAMPTON, ON.

<b>DRAWN BY:</b> SHK	<b>CHECKED BY:</b> JB
<b>PROJECT NUMBER:</b> 24C-30205	

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

<b>DATE:</b> MAR 06/25	<b>DWG No:</b>
<b>SCALE:</b> 1 : 400	<b>A2.5</b>



KANNEDY ROAD SOUTH

CENTRE LINE OF ROAD

CONC. SIDE WALK

CONC. CURB

PROPERTY LINE (60.96 M)

PROPERTY LINE (60.96 M)

CONC. WALKWAY

142 KENNEDY RD S  
BRICK BUILDING NO 142

PROPERTY LINE (121.92 M)

BRICK BUILDING

BRICK BUILDING

PROPERTY LINE (121.95 M)

PROPERTY LINE (60.92 M)

ENTRANCE

GRASS

GRASS

GRASS

GRASS

EDGE OF PAVEMENT  
TOP OF CURB

LOADING DOCK

LOADING DOCK

RETAINING WALL

2.5m X 5.4m

3.5m X 5.4m

2.5m X 5.4m

5'-11" (1.80 m)

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9'-0" (2.74 m)

7'-4" (2.24 m)

17'-2" (5.18 m)

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35'-8" (10.91 m)

8'-10" (2.70 m)

31'-4" (9.56 m)

21'-9" (6.63 m)

21'-9" (6.63 m)

19'-8" (5.94 m)

8'-10" (2.70 m)

17'-5" (5.21 m)

34'-11" (10.65 m)

30

50

40

27'-3" (8.31 m)

17'-9" (5.40 m)

8'-10" (2.70 m)

25'-10" (7.88 m)

45'-7" (13.28 m)

42'-7" (12.99 m)

71

19'-11" (6.07 m)

26'-11" (8.21 m)

30'-2" (9.19 m)

34'-10" (10.61 m)