



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

APPLICATION NUMBER: "B"-2025-0006

The personal information collected on this form is collected pursuant to subsection 53(2) 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
Consent
(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the PLANNING ACT, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a)

Name of Owner/Applicant

Brijinderpal Singh Bhullar, Jagtar Raman, Davinder Mangat (1000395283 Ontario Inc.)

(print given and family names in full)

Address

0 Glidden Road, BRAMPTON, ON, L6T3W6

Phone #

647-292-5757

Fax #

Email

jraman@can-truck.com

(b)

Name of Authorized Agent

Harjinder Singh/ MEM Engineering Inc.

Address

28-2355 Derry Road East, Mississauga, ON, L5S 1V6.

Phone #

905-673-9100

Fax #

Email

mem.bldgpermits@gmail.com

2.

The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify:

Proposed severance and dividing one lot into 2 lots.

3.

If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

4.

Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street

Finley Road, Glidden Road

Number

b) Concession No.

CON. 3 E.H.S

Lot(s)

c) Registered Plan No.

676

Lot(s)

d) Reference Plan No.

Lot(s)

e) Assessment Roll No.

10090024023000000

Geographic or Former Township

5.

Are there any easements or restrictive covenants affecting the subject land?

Yes

☒

No

☐

Specify:

INST.'s VS187827 , VS 202916

6. Description of severed land: (in metric units)

a) Frontage 12.33 Depth 245.80 Area 3044.94

b) Existing Use VACANT LAND Proposed Use VACANT LAND

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) N/A
(proposed) N/A

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?
N/A

f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<u>N/A</u>	

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<u>N/A</u>	

7. Description of retained land: (in metric units)

a) Frontage 40.38 Depth 189.76 Area 2654.53

b) Existing Use VACANT LAND Proposed Use VACANT LAND

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) N/A
(proposed) N/A

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☐

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☐

☐

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☐

☐

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	N/A	N/A
Official Plans		
City of Brampton	676	676
Region of Peel		

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes

☐

No

☒

File #

Status/Decision

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes

☐

No

☒

Date of Transfer

Land Use

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	N/A	
Zoning By-law Amendment	N/A	
Minister's Zoning Order	N/A	
Minor Variance	N/A	
Validation of the Title	N/A	
Approval of Power and Sale	N/A	
Plan of Subdivision	N/A	

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?

Yes ☐ No ☒

13. Is the subject land within an area of land designated under any Provincial Plan?

Yes ☐ No ☒

14. If the answer is yes, does the application conform to the applicable Provincial Plan?

Yes ☐ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Brampton
this 24 day of March, 2025

Abhishek R
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, ABHISHEK RAJGUR of the CITY of TORONTO
in the County/District/Regional Municipality of TORONTO solemnly declare that all the statements contained in the application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton
in the Region of Peel
this 24 day of March, 2025

Abhishek R
Signature of applicant/solicitor/authorized agent, etc.

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

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED

March 24, 2025

Date Application Deemed Complete by the Municipality

Mercelyn

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch and a key map showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least one reproduction reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ///);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that 1 original copy of this application be filed, together with 2 copies of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Jagtar Raman, Brijinder Singh Bhullar & Davinder Mangat (1000395283 Onatrio Inc.),
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filling the application(s) on behalf of the undersigned;

1. Harjinder Singh/ Abhishek Rajgor / MEM Engineering INC. ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

2. Representing the undersigned before the Committee of Adjustment,

2. Harjinder Singh/Abhishek Rajgor / MEM Engineering INC. ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

3. Acting on behalf of the owner with respect to all matters related to the application,
including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

3. Harjinder Singh/Abhishek Rajgor / MEM Engineering INC. ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and
commitment(s) made on my behalf by the said agent(s).

Dated this 17 day of March, 2025.

J. Raman Brijinder Singh Bhullar
(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

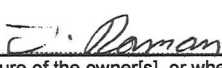
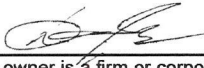
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 0 GLIDDEN RD Clear BRAMPTON, ON, L6T3W6

I/We, Jagtar Raman, Brijinder Singh Bhullar & Davinder Mangat (1000395283 Onatrio 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 17 day of March, 2025.

  Brijinder Singh Bhullar
(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 			

AUTHORIZATION LETTER

To: Whom it May Concern &

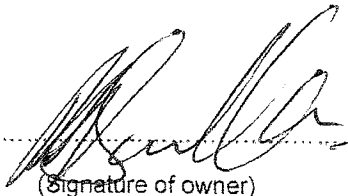
Re: Owner's Authorization to submit Consent application for severance on his/her behalf.

I/we Brijinderpal Singh Bhullar, Jagtar Raman and Davinder Mangat the owners of 1000395283 Ontario Inc., hereby authorize and appoint MEM Engineering Inc. as the applicant/ agent for the purposes of submitting the Consent application for severance of Parcels A & B on our behalf. (Copy Enclosed).

We approve the transfer of Parcel B to Brijinderpal Singh Bhullar's Company and Parcel A to Jagtar Raman's Company, the co-owners of company, for submitting the application. (Copy Enclosed).

We understand that all communications and correspondence regarding this application shall be directed to the applicant.

Dated day of August 2024....



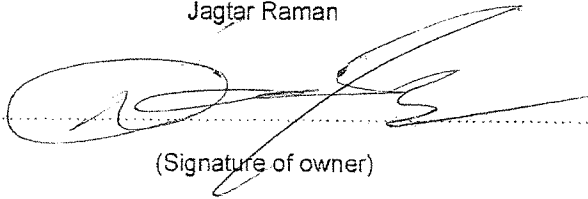
(Signature of owner)

Brijinderpal Singh Bhullar



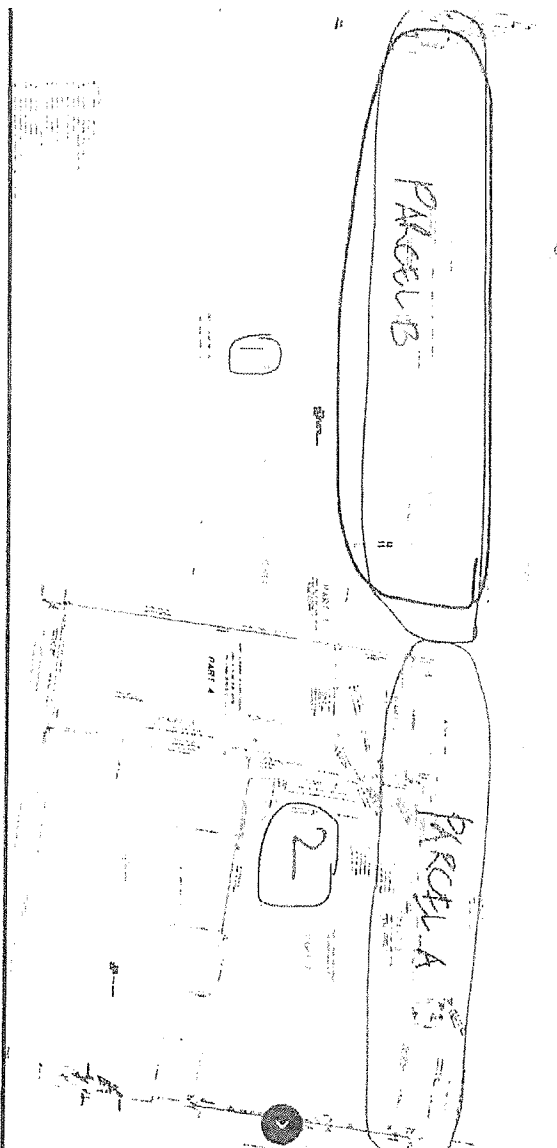
(Signature of owner)

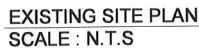
Jagtar Raman

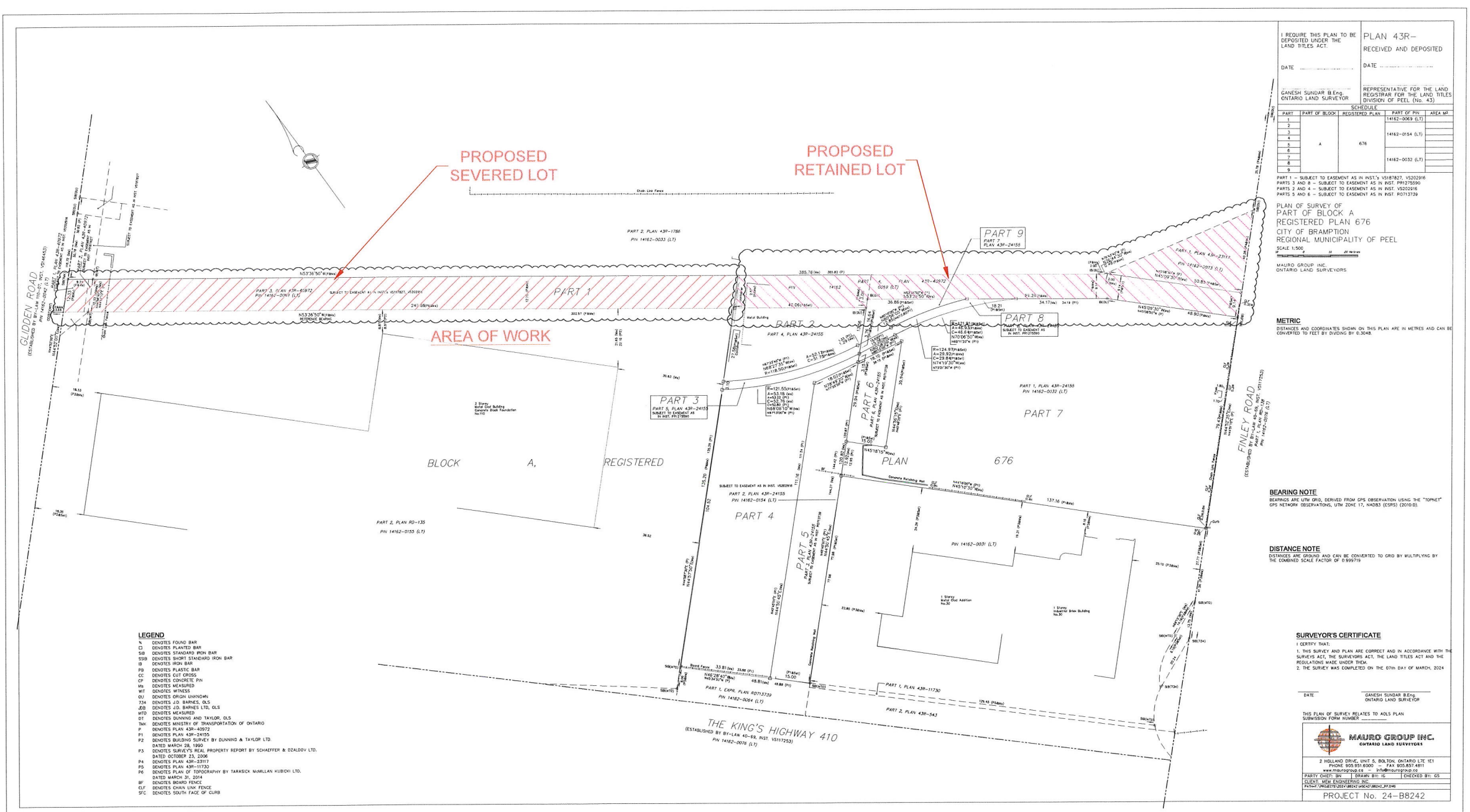


(Signature of owner)

Davinder Mangat







I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 43R- RECEIVED AND DEPOSITED	
DATE		DATE	
GANESE SUNDAR B.Eng. ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)	
SCHEDULE		PART OF PIN	
PART	PART OF BLOCK	REGISTERED PLAN	AREA M ²
1			
2			
3			
4			
5			
6			
7			
8			
9			

PART 1 - SUBJECT TO EASEMENT AS IN R.S.T.'S V5117253, V5202916
PARTS 3 AND 8 - SUBJECT TO EASEMENT AS IN R.S.T. P1172590
PARTS 2 AND 4 - SUBJECT TO EASEMENT AS IN R.S.T. V5202916
PARTS 5 AND 6 - SUBJECT TO EASEMENT AS IN R.S.T. P1172590

PLAN OF SURVEY OF
PART OF BLOCK A
REGISTERED PLAN 676
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:500
MAURO GROUP INC.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

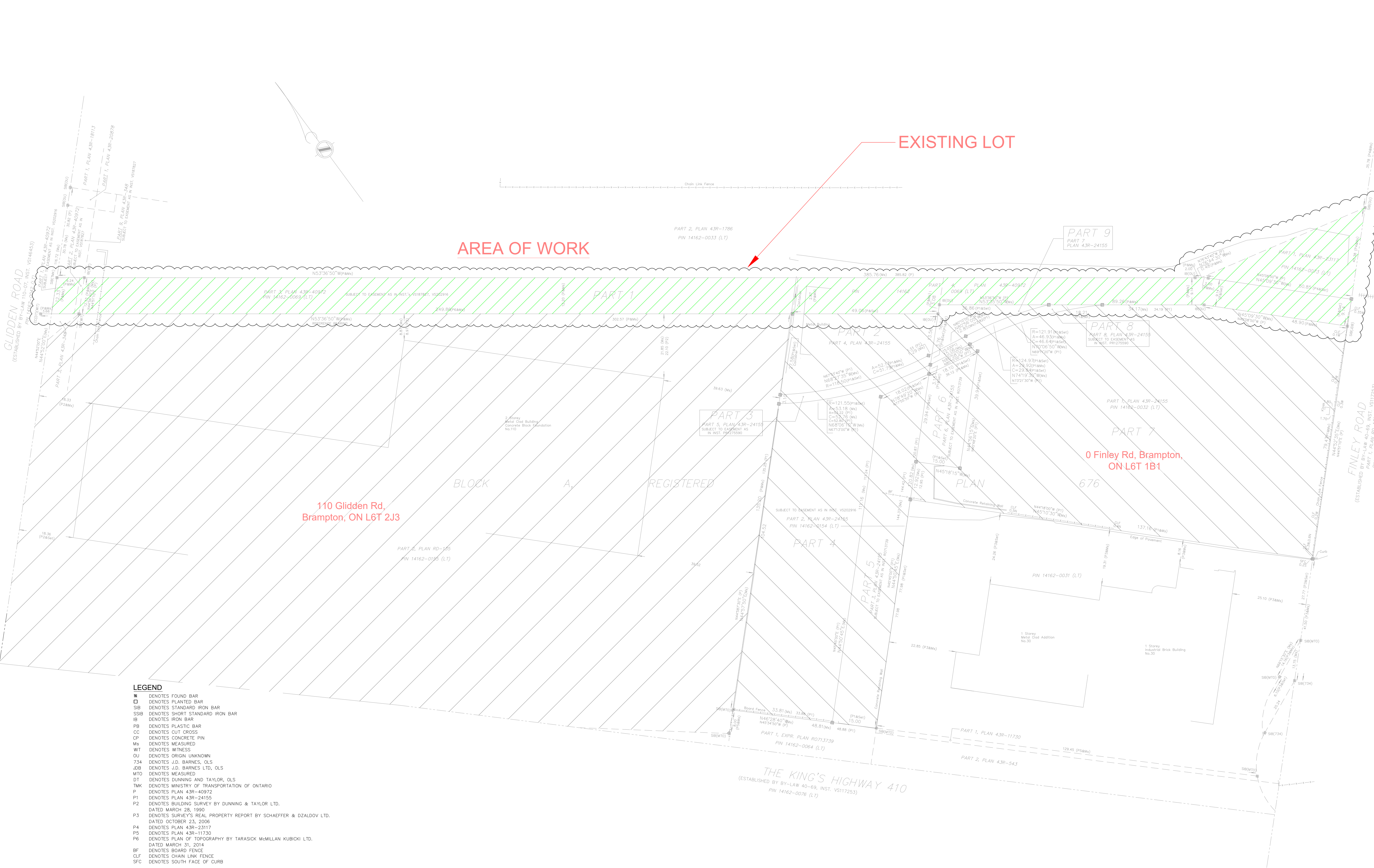
BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (EPSG: 31470).

DISTANCE NOTE
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999719

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 07th DAY OF MARCH, 2024

DATE	GANESE SUNDAR B.Eng. ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO A.S.L. PLAN SUBMISSION FORM NUMBER	
 MAURO GROUP INC. ONTARIO LAND SURVEYORS	
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1 PHONE: 905.851.6000 FAX: 905.857.4811 WWW.MAUGROUP.CA EMAIL: INFO@MAUGROUP.CA	
PARTY CHIEF: B.N. DRAWN BY: G.S.	CHECKED BY: G.S.
CLIENT: MHA EXPANSION INC.	PROJECT: MHA EXPANSION INC.
PROJECT No. 24-B8242	

PROPOSED SITE PLAN
SCALE : N.T.S



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 43R- RECEIVED AND DEPOSITED	
DATE		DATE	
..... GANESH SUNDAR B.Eng. ONTARIO LAND SURVEYOR	 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)	
SCHEDULE			
PART	PART OF BLOCK	REGISTERED PLAN	PART OF PIN AREA M2
1	A	676	14162-0069 (LT)
2			
3			14162-0154 (LT)
4			
5			
6			
7			14162-0032 (LT)
8			
9			

PART 1 - SUBJECT TO EASEMENT AS IN INST.'s VS187827, VS202916
PARTS 3 AND 8 - SUBJECT TO EASEMENT AS IN INST. PR1275590
PARTS 2 AND 4 - SUBJECT TO EASEMENT AS IN INST. VS202916
PARTS 5 AND 6 - SUBJECT TO EASEMENT AS IN INST. R0713739

PLAN OF SURVEY OF
PART OF BLOCK A
REGISTERED PLAN 676
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500
MAURO GROUP INC.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATION USING THE "TOPNET"
GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

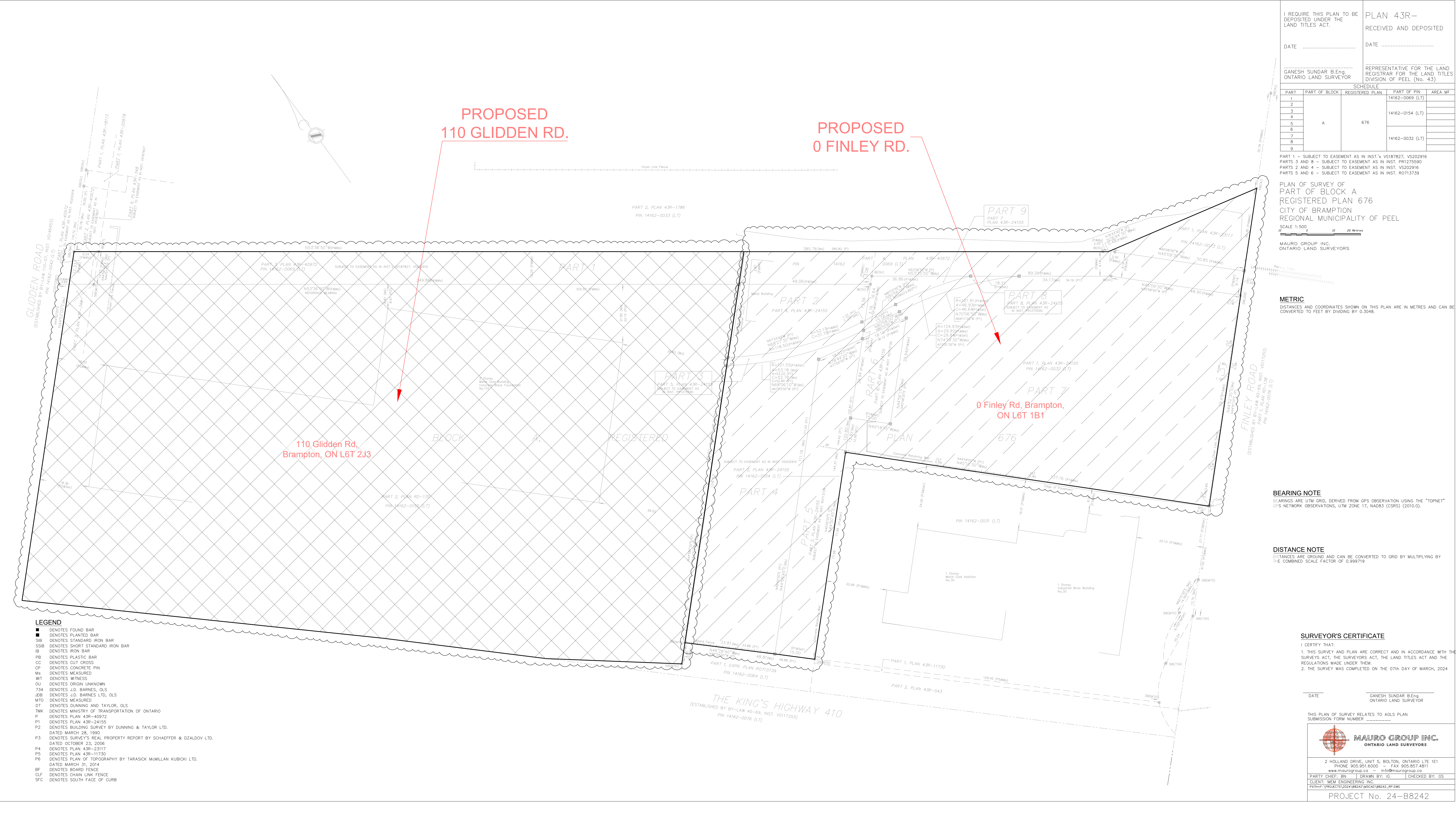
DISTANCE NOTE
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SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 07th DAY OF MARCH, 2024

DATE	GANESH SUNDAR B.Eng. ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER	
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1 PHONE 905.951.0000 - FAX 905.857.4811 www.maurogroup.ca info@maurogroup.ca	
PARTY CHIEF: BN	DRAWN BY: IG
CLIENT: MEM ENGINEERING INC.	
PATH#F:\PROJECTS\2024\B8242\B8242_RP.DWG	
PROJECT No. 24-B8242	

EXISTING SITE PLAN
SCALE : N.T.S





PROPOSED SITE PLAN (MERGED)

SCALE : N.T.S