



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, June 24, 2025

Members Present: Jarmanjit Singh Dehriwal (Chair)
Baljit Mand (Vice-Chair)
Jotvinder Sodhi (Vice-Chair)
Ron Chatha
James Reed
Sarbjeeet Saini
Thisaliny Thirunavukkarasu
Manoharan Vaithianathan

Members Absent: Paul Khaira

Staff Present: Ross Campbell, Manager, Zoning and Sign By-law, Planning,
Building and Growth Management
Francois Hemon-Morneau, Principal Planner/Supervisor,
Planning, Building and Growth Management
Megan Fernandes, Assistant Development Planner, Planning,
Building and Growth Management
Courtney Sutherland, Assistant Development Planner
Annie Thomson, Planning Technician, Development Services
Marina Shafagh, Planner I, Development Services
Tammi Jackson, Legislative Coordinator

1. Call to Order

The meeting was called to order at 9:31 a.m. and adjourned at 11:35 a.m.

As this Committee of Adjustment Committee meeting was conducted with electronic and in-person participation by Members of Committee, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Jarmanjit Singh Dehriwal (Chair), Baljit Mand (Vice-Chair), Jotvinder Sodhi (Vice-Chair), Sarbjeet Saini, James Reed, Manocharan Vaithianathan, Thisaliny Thirunavukkarasu and Ron Chatha.

Members absent during roll call: Paul Khaira (personal)

2. Adoption of Minutes

2.1 Committee of Adjustment Minutes - May 27, 2025

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That the minutes of the Committee of Adjustment hearing held May 27, 2025 be approved, as printed and circulated.

Carried

3. Region of Peel Comments

3.1 Dana Jenkins, Region of Peel Comments, dated June 12, 2025

The Committee Chair J. Dehriwal noted correspondence received from the Region of Peel.

4. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

5. Withdrawals Requests

Nil

6. Review of the Agenda for Immediate Approval

Moved by: S. Saini

Seconded by: J. Sodhi

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its June 24, 2025, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
9.1	A-2025-0049	31 Rosegarden Drive
9.4	A-2025-0053	25 Frederick Street

2. This decision reflects that in the opinion of the Committee, for each application:
 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 is maintained, and the variance is minor.

Carried

7. Deferral Requests

7.1 A-2025-0050

Williams Parkway Torbram Holdings LP

9501-9511 Tobram Road

Chinguacousy Con 6, EHS Part Lots 8 and 9, RP 43R12541, Parts 5 to 8, Part, Parts 1, 2, 3, RP 43R40673, Parts 14, 15, 18 to 20 and 24, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit a 0.0 metres setback to a Floodplain zone, whereas the by-law required a minimum setback of 30 metres;

2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the by-law requires a minimum street line setback of 25 metres from North Park Drive;
3. To permit a building height of 15.3 metres, whereas the by-law permits a maximum building height of 9.0 metres;
4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the by-law requires a minimum side yard setback of 30.0 metres;
5. To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the by-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;
6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the by-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;
7. To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the by-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
8. To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the by-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;
9. To provide 381 parking spaces, whereas the by-law requires 457 parking spaces; and
10. To permit a building within a Floodplain zone, whereas the by-law prohibits buildings within a Floodplain zone.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2025-0050 be deferred to no later than the last hearing of September 2025.

Carried

7.2 B-2025-0006

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

0 Finley Road and Glidden Road

Plan 676, Part Block A, RP 43R435, Part 5, Ward 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5695.76 square metres. The proposed severed lot has a frontage of approximately 12.33 metres and a depth of approximately 439.49 metres. It is proposed that the severed parcel be merged with the adjacent parcel to the north municipally addressed as 110 Glidden Rd and south municipally addressed as 0 Finley Rd (PIN 141620154 and PIN 141620032).

Moved by: B. Mand

Seconded by: S. Saini

That application B-2025-0006 be deferred to no later than the last hearing of September 2025.

Carried

7.3 B-2025-0008

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The purpose of this consent application is to request consent to sever a parcel of land currently having a total area of approximately 42,555.56 square metres (4.256 hectares / 10.52 Acres) together with mutual access easements for a shared driveway and walkway and servicing easements. The proposed severed lot has a frontage of approximately 54.1 metres; a depth of approximately 100.5 metres and an area of approximately 7,207.15 square metres (0.72 hectares / 1.78 Acres). The consent application seeks to enable the creation of one non-residential lot under separate ownership and to establish a mutual access and

servicing easements between the retained and severed lots. No new construction or site alteration is being contemplated.

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That application B-2025-0008 be deferred to no later than the last hearing of August 2025.

Carried

7.4 A-2025-0054

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The applicant(s) are requesting the following variance(s):

To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That application A-2025-0054 be deferred to no later than the last hearing of August 2025.

Carried

8. New Consent Applications

8.1 B-2025-0006

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

0 Finley Road and Glidden Road

Plan 676, Part Block A, RP 43R435, Part 5, Ward 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5695.76 square metres. The

proposed severed lot has a frontage of approximately 12.33 metres and a depth of approximately 439.49 metres. It is proposed that the severed parcel be merged with the adjacent parcel to the north municipally addressed as 110 Glidden Rd and south municipally addressed as 0 Finley Rd (PIN 141620154 and PIN 141620032).

Brought forward and dealt with under item 7.2

8.2 B-2025-0008

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The purpose of this consent application is to request consent to sever a parcel of land currently having a total area of approximately 42,555.56 square metres (4.256 hectares / 10.52 acres) together with mutual access easements for a shared driveway and walkway and servicing easements. The proposed severed lot has a frontage of approximately 54.1 metres; a depth of approximately 100.5 metres and an area of approximately 7,207.15 square metres (0.72 hectares / 1.78 acres). The consent application seeks to enable the creation of one non-residential lot under separate ownership and to establish a mutual access and servicing easements between the retained and severed lots. No new construction or site alteration is being contemplated.

Brought forward and dealt with under item 7.3

9. New Minor Variance Applications

9.1 A-2025-0049

Tejinderpal Bedi, Sukhdeep Kaur

31 Rosegarden Drive

Plan M350, Lot 21, Ward 10

The applicant(s) are requesting the following variance(s):

1. To permit a proposed single detached dwelling having a maximum building height of 14.87 metres, whereas the by-law permits a maximum building height of 10. metres; and

2. To permit a maximum garage door height of 2.74 metres for the attached garages, whereas the by-law permits a maximum garage door height of 2.4 metres.

This application was approved under the Review of the Agenda section, as follows:

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2025-0049 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That should previously undocumented archeological resources be discovered, there may be a new archeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent/ person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff. In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent;
3. That any persons discovering human remains notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services, as required by the Funeral, Burial and Cremation Services Act;
4. That a Tree Inventory & Preservation plan and report will be required through the associated Custom Home Application for this property, CH-2025-0009. Open Space staff have concerns with any construction impacting the long-term health of any existing trees. The trees are to be identified on the plan and protected with hoarding at the dripline. This also includes trees on public property. Any work within the dripline of the existing trees is strongly discouraged;

5. That the applicant shall contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval. A tree removal permit will be required. City Forestry staff will not issue a permit to remove a City street tree. Any tree removals will require compensation / new tree plantings on the subject site;
6. That arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 A-2025-0050

Williams Parkway Torbram Holdings LP

9501-9511 Tobram Road

Chinguacousy Con 6, EHS Part Lots 8 and 9, RP 43R12541, Parts 5 to 8, Part, Parts 1, 2, 3, RP 43R40673, Parts 14, 15, 18 to 20 and 24, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit a 0.0 metres setback to a Floodplain zone, whereas the By-law required a minimum setback of 30 metres;
2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the By-law requires a minimum street line setback of 25 metres from North Park Drive;
3. To permit a building height of 15.3 metres, whereas the By-law permits a maximum building height of 9.0 metres;
4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the By-law requires a minimum side yard setback of 30.0 metres;
5. To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the By-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;

6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the By-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;
7. To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the By-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
8. To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the By-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;
9. To provide 381 parking spaces, whereas the By-law requires 457 parking spaces; and
10. To permit a building within a Floodplain zone, whereas the By-law prohibits buildings within a Floodplain zone.

Brought forward and dealt with under item 7.1

9.3 A-2025-0051

2320478 Ontario Inc.

54 Nuggett Court

Plan 977, Part Blocks S, U, Plan M643, Part Block 1, RP 43R14908, Parts 26, 27, 28, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit the use of a motor vehicle repair shop as an accessory use to the existing manufacturing and warehousing operation in order to service their own vehicles, whereas the by-law does not permit a motor vehicle repair shop; and
2. To permit two loading spaces measuring 3.23 metres in width and 9.0 metres in length, whereas the by-law requires two loading spaces measuring 3.7 metres in width and 9.0 metres in length.

Gursewak Singh, authorized agent was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: J. Sodhi

Seconded by: M. Vaithianathan

That application A-2025-0051 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner shall obtain a building permit for any alterations to the building prior to occupancy of the unit;
3. That the owner shall submit a Limited Site Plan Application to facilitate the proposed work;
4. Regional staff note that there is a Regional sanitary easement on the subject property. The owner shall ensure that no unauthorized encroachments on Regional easements will occur;
5. That the applicant provides the required \$1,250.00 Toronto and Region Conservation Authority (TRCA) planning review fee, as per the letter dated June 11, 2025; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.4 A-2025-0053

Agyei Peprah-Asiase, Irene Sarpong

25 Frederick Street

Plan BR 27, Part Lot 17, Ward 3

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 3.0 metres to a proposed carport, whereas the by-law requires a front yard setback of 6.0 metres to a carport.

This application was approved under the Review of the Agenda section, as follows:

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2025-0053 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the proposed carport be of a primarily open style construction and shall not be fully enclosed;
3. That the Applicant respect any existing trees along the shared/ common property lines. Any tree removals along a shared property line require written permission from the adjacent landowner prior to a tree removal permit being issued;
4. That the Applicant resubmit the plans with the trees identified for protection, removal and new plantings as a condition of minor variance/ CofA approval;
5. That the Applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 A-2025-0054

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.

Brought forward and dealt with under item 7.4

10. Deferred Consent Applications

Nil

11. Deferred Minor Variance Applications

11.1 A-2024-0068

Baligh Graieb, Nora Graieb

10 Hazelwood Drive

Plan 717, Lot 100, Ward 7

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 2.15 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum front yard setback of 9.0 metres;
2. To permit an interior side yard setback of 2.587 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
3. To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
4. To permit a setback of 4.1 metres for a garage door opening to a front yard line, whereas the by-law requires a minimum setback of 6.0 metres from a front or flankage line to a carport or garage door opening;
5. To permit a maximum lot coverage of 38%, whereas the by-law permits a maximum lot coverage of 25%;
6. To permit 2 accessory structures (Existing Pergola 'C' & Existing Shed 'B') to be constructed on an easement, whereas the by-law does not permit accessory structures to be constructed upon any easement;

7. To permit 3 accessory structures, whereas the zoning by-law permits a maximum of not more than one swimming pool enclosure, and two accessory buildings, other than a swimming pool on a lot;
8. To permit an accessory structure (Existing Pergola 'A') having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
9. To permit an accessory structure (Existing Pergola 'A') having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
10. To permit an accessory structure (Existing Pergola 'C') to be used for human habitation, whereas the by-law does not permit an accessory structure to be used for human habitation;
11. To permit an accessory structure (Existing Pergola 'C') having a gross floor area of 37.35 square metres (402 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
12. To permit an accessory structure (Existing Pergola 'C') having a height of 3.1 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
13. To permit a combined gross floor area of 65.13 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
14. To permit a semicircular Residential Driveway with a maximum surface area of 64.28% of the front yard area, whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway; and
15. To permit a garage door having a maximum height of 2.75 metres as an Attached Garage, whereas the by-law permits a maximum garage door height of 2.4 metres.

Baligh Graieb the applicant was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2024-0068 is supportable, subject to the following conditions being imposed:

1. That the extent of the Variances be limited to that shown on the sketch attached to the Notice of Decision and that Variances 2 and 3 be rounded to 1 decimal point;
2. The applicant/owner shall obtain a building permit for the rear yard gazebo structures within 60 days of the decision of approval or extended at the discretion of the Chief Building Official;
3. That the applicant/owner shall make arrangements satisfactory to the Director of Development services to provide a description of the rear yard easement(s) and to secure written confirmation advising that the owner of the easement(s) has no objection with the two accessory structures (shed and pergola) being located within the easement. Upon receipt of the confirmation letter, the Director of Development Services will confirm if the two accessory structures (shed and pergola) will be able to remain within the easement, or will set out the necessary timing and arrangements for the removal of one or both of these structures;
4. That the applicant/owner obtain a Custom House Architectural Control approval prior to the submission of a building permit application;
5. That the applicant/owner contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required;
6. That drainage for the accessory structures shall not adversely impact the adjacent properties;
7. That the applicant/owner obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works and the associated review fee of \$995.00 (Works on Private Residential Property – Standard) fee as per the letter dated April 23, 2025;

8. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.2 A-2024-0413

1000340771 Ontario Inc.

2084 Steeles Avenue East, Units 3 and 4

PSCP 1124, LVL 1, UN 48, Ward 7

The applicant(s) are requesting the following variance(s):

1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and
2. To permit 448 parking spaces to be provided on site, whereas the by-law requires 605 parking spaces to be provided on site.

Deferred from January 28, 2025 and April 29, 2025.

Haroon Malik, authorized agent was present and provided an overview of the application.

Ranjit Birdi, Brampton resident and Board Member was present and presented a proxy to all other units in the plaza.

The Committee Chair J. Dehriwal inquired if all the units do not want this application to move forward.

Ranjit Birdi advised that was correct.

Ross Campbell, Manager, Zoning and Sign By-Law advised they cannot confirm, and that these proxy documents cannot be validated.

Manish Patel, Director of the Condominium Board advised they are in the process of revising the usage policy within the corporation. At the location there is a parking shortage. The Condominium Corporation can provide all the information of other tenants if an email is sent.

The applicant advised committee the condominium corporation is using bad faith, and that the application relates to use of indoor parking only, not outdoor parking; that a change of use permission has already been obtained, and requested staff remove Condition #4. The condominium corporation will not provide the letter as they are acting in bad faith.

Member B. Mand inquired how many outdoor spots are being used.

The applicant advised they are only using the spot they were allotted.

Member S. Saini inquired why they are applying for a parking variance.

The applicant advised the City of Brampton requires that variance.

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal inquired with staff if soon the builder will have all the authority to authorize which businesses can operate how can the legal gap be addressed at this time, they are not legally bond with the Condominium Corporation currently.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the application states the requirement regarding the Condominium Corporation application.

The Committee Chair J. Dehriwal advised they already have the letter from the declarant.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised staff cannot comment on the legal aspect of the letter from the declarant.

Member B. Mand expresses his support regarding this application, given Committee has already received a letter from the declarant authorizing their operation until October 2025. The City has requested an additional letter from the Condominium Corporation, and he respectfully requested that this condition be removed.

The Committee Chair J. Dehriwal advised their application is not to store any vehicles outside and all vehicles will be indoor only.

Member R. Chatha advised additional studies have already been requested, and they were conducted. He did visit the plaza yesterday and there are other businesses using additional parking spaces. The committee understands there will be no outdoor storage. The vehicles will be stored indoor.

Member J. Sodhi commented the applicants have been suffering for months and that he is in support this application.

The Committee Chair J. Dehriwal inquired how can Condition #4 be removed.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the condition will be removed by staff.

The authorized agent agreed with the conditions.

Moved by: J. Sodhi

Seconded by: B. Mand

Member R. Chatha dissented.

That application A-2024-0413 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That no outside display or storage of vehicles shall be permitted on site;
3. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

12. Correspondence Discussion Required

12.1 Andrew Walker, Gagnon Walker Domes - Fee Reduction Request, dated May 29, 2025

Andrew Walker, Gagnon Walker Domes, was present and requested a reduction in the application fee for 2548 Embleton Road.

Member J. Reed commented that the measurements were confirmed through the site plan process and require a new minor variance application.

Andrew Walker advised that the measurements are as per the site plan application.

Moved by: J. Reed

Seconded by: J. Sodhi

That the fee imposed be set at \$2,000 for the minor variance application located at 2548 Embleton Road, Brampton.

Carried

12.2 Inderbir Singh Rai, Dasmesh Khalsa School Brampton - Fee Reduction Request, dated June 20, 2025

Inderbir Singh Rai, Dasmesh Khalsa School Brampton, was present in chambers and provided an overview of the request for a fee reduction.

Member J. Sodhi advised Committee should be supporting the youth; it is good for society. The education and religious studies are supportable.

Member J. Reed commented the application is in an industrial area which will cause use conflicts in the future. He agrees with support of non-profit organizations but if Committee starts this process, it will have many charitable organizations coming forward to the committee.

Member J. Sodhi advised we will review all applications as they come before us.

Member B. Mand expressed Committee can discuss land use later, but it do not get nonprofit applications very often.

The Committee Chair J. Dehriwal advised Committee should not be waiving the fee in full but could offer a reduction.

Member J. Sodhi commented the fees are high and this is a non-profit organization.

Moved by: J. Sodhi

Seconded by: M. Vaithianathan

Member J. Reed dissented

That the 2024 fee structure apply to the application located at 11075 Clarkway Drive, Brampton, Ontario.

Carried

13. Adjournment

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on July 29, 2025 at 9:30 a.m. or at the call of the Chair.

Carried

J. Singh Dehriwal, Chair

T. Jackson, Legislative Coordinator