

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

## APPLICATION

**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) Inderbir Rai, Gurjant Gill, Nihaal Gill, and Harkiran Gill  
Address 11075 Clarkway Drive  
Brampton ON  
L6P 0W1
- Phone \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

2. **Name of Agent** Alejandra Padron, MCIP, RPP
- Address** 5935 Airport Road, Suite 700, Mississauga ON L4V 1W5
- Phone #** 647-998-2693 **Fax #** \_\_\_\_\_
- Email** alejandrappadron@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
To permit a private (K-12) school where this use is not permitted by the current zoning

4. **Why is it not possible to comply with the provisions of the by-law?**  
A private school is not permitted in the RE2 zone.

5. **Legal Description of the subject land:**  
**Lot Number** \_\_\_\_\_ **Part of Lot 16**  
**Plan Number/Concession Number** \_\_\_\_\_ **Concession 11 ND**  
**Municipal Address** 11075 Clarkway Drive \_\_\_\_\_

6. **Dimension of subject land (in metric units)**
- |                 |                   |
|-----------------|-------------------|
| <b>Frontage</b> | 104 metres        |
| <b>Depth</b>    | 84 metres         |
| <b>Area</b>     | 0.87 ha (2.15 ac) |

7. Access to the subject land is by:
- |   |                   |
|---|-------------------|
| Provincial Highway                        | Seasonal Road     |
| <u>Municipal Road Maintained All Year</u> | Other Public Road |
| Private Right-of-Way                      | Water             |

0. 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:

1.5-storey side-split dwelling. Approximately 190 sq m in size. Large driveway which accommodates more than 10 vehicles.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No change in structure proposed

1. 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	20 metres
Rear yard setback	52 metres
Side yard setback	18 metres (interior)
Side yard setback	63 metres (exterior)

PROPOSED

Front yard setback	No change proposed
Rear yard setback	No change proposed
Side yard setback	No change proposed
Side yard setback	No change proposed

0. Date of Acquisition of subject land: November 18, 2024

1. Existing uses of subject property: Private school and dwelling

2. Proposed uses of subject property: Private school

3. Existing uses of abutting properties: Agricultural

4. Date of construction of all buildings & structures on subject land: Unknown. Dwelling structure is over 20 years old minimum

5. Length of time the existing uses of the subject property have been continued: 2 months

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ City \_\_\_\_\_ OF \_\_\_\_\_ Mississauga \_\_\_\_\_

THIS 18 DAY OF February , 20 25 .

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, INDERBIR SINGH RAH , 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 06 DAY OF

June 2025  
\_\_\_\_\_  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton, etc.  
Expires June 20, 2025.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED

June 06, 2025

Merceyn



**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

LOCATION OF THE SUBJECT LAND: 11075 Clarkway Drive, Brampton

We, RAI, INDERBIR; GILL, GURJANT; GILL, NIHAAL; GILL, HARKIRAN  
please print/type the full name of the owner(s)

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

Alejandra Padron, MCIP, RPP  
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 2<sup>nd</sup> day of February, 2025.

GS HKs nihaal Sanghera  
(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.**



**PERMISSION TO ENTER**

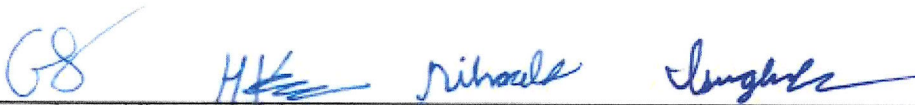
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City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

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/We, RAI, INDERBIR; GILL, GURJANT; GILL, NIHAAL; GILL, HARKIRAN  
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 2<sup>nd</sup> day of February, 2025.

  
(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**

February 19, 2025

Secretary Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

**ATTN: Secretary Treasurer, Committee of Adjustment**  
**RE: Minor Variance Application for 11075 Clarkway Drive, Brampton**

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I am writing on behalf of Inderbir Rai, Gurjant Gill, Nihaal Gill, and Harkiran Gill, owners of 11075 Clarkway Drive, Brampton. The purpose of this application is to seek relief from the provisions of the City of Brampton Zoning By-law 270-2004 in order to facilitate the use of the existing dwelling as a private religious school.

Subject Site

The site is located at the northeast corner of Clarkway Drive and Countryside Drive. It is approximately 0.87 hectares (2.15 acres) in size and is generally rectangular in shape. The site is occupied by a single detached dwelling with a floor area of approximately 190 sq m. The property also provides an ample parking area which can accommodate up to 10 cars.

The subject site is located within the Toronto and Region Conservation Authority regulated area.

Official Plan Designation and Zoning

The subject site is designated “Neighbourhoods” and “Natural Heritage System” in the City of Brampton Official Plan (2024) Schedule 2 – Designations, which permits a variety of uses, including residential dwellings and schools. The site is designated Low Density Residential and Valleyland in Highway 427 Industrial Secondary Plan (Area 47) which permit primarily single-detached residential houses and natural features.

The site is zoned RE2 Residential in Zoning By-law 270-2004, the general provisions for which permit residential uses, particularly a single detached dwelling in the RE2 zone, but does not permit school uses.

Requested Minor Variance

**We are requesting a minor variance to permit a private school on the subject site,** which is not permitted under the RE2 Residential zone.

The proposed school will serve students from kindergarten to grade 12 and will provide educational opportunities for approximately 80 students in the community with 8 teachers on staff.

### Parking Requirements

According to Zoning By-law, an elementary school requires 1 parking space for each 100 metres of gross floor area and a secondary school requires 1.5 parking spaces for each 100 metres. The proposed school is for students from kindergarten to grade 12. Using the higher of these two parking ratios, the school is required to provide 2 parking spaces. This is accommodated by way of the existing driveway. As such, a variance is not requested for parking.

### Four Tests of a Minor Variance

Minor in nature	The proposal will not result in any structural change on the property. It will also not result in more noise or traffic to the property as students are bused to and from school each day. School buses are not parked on the property overnight and are kept off-site. The school will operate within normal school hours.
Appropriate	The proposed use will not result in nuisance or disruption for the surrounding area. The school is also registered with the Ministry of Education of Ontario.
Intent of Zoning	The proposal does not require changes to be made to the dwelling structure. As such, there will be no visual impact as a result of the proposal.
Intent of OP	The Brampton Official Plan permits Schools in the “Neighbourhoods” designation (Policy 2.2.7.3 c: ... <i>To implement this objective, the development and redevelopment in Neighbourhoods will provide the following, where appropriate... Parks and open spaces, community facilities, schools and public buildings to support existing and new residents and workers</i> )

### Conclusion

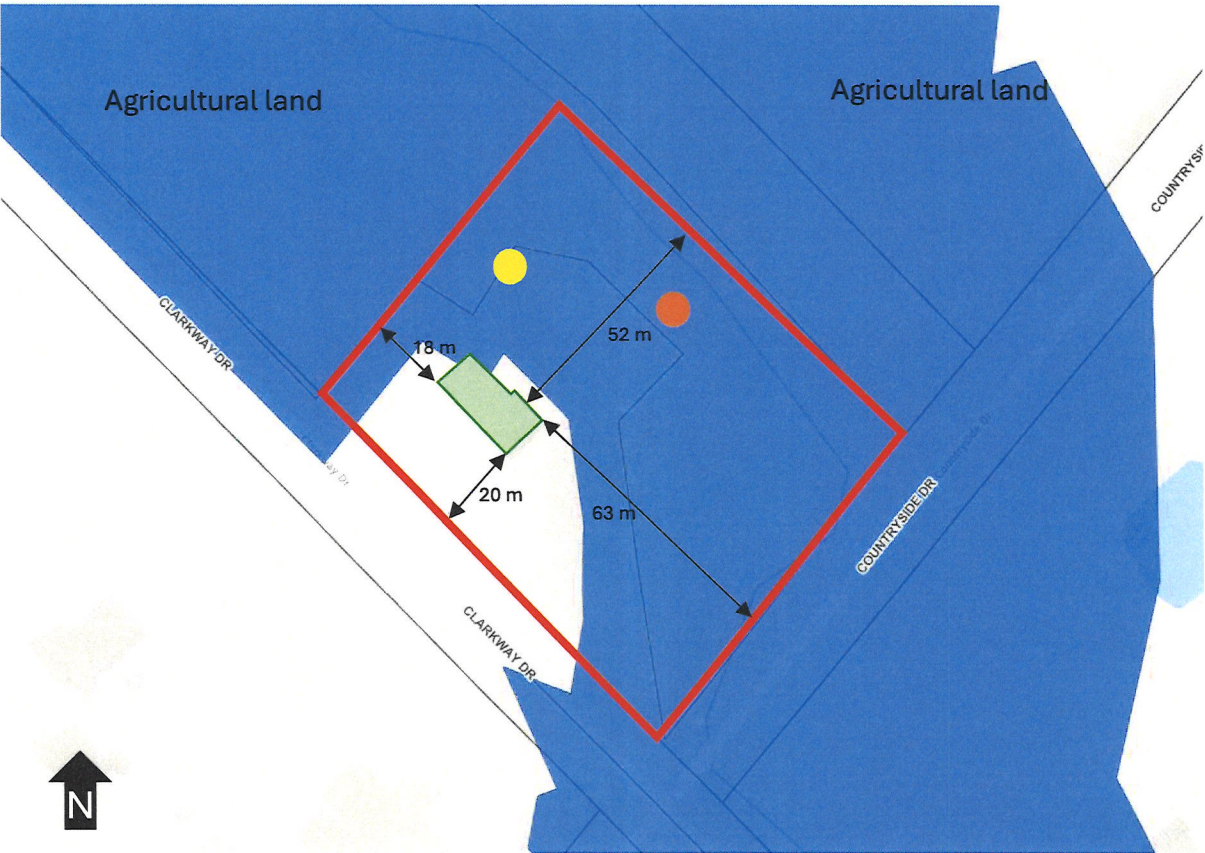
We believe that the requested variance is minor in nature, appropriate for the subject property, and in keeping with the intent of the Brampton Official Plan, Highway 427 Industrial Secondary Plan, and Zoning By-law 270-2004, and should therefore be approved by the Committee of Adjustment.


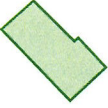



Kind Regards,



Alejandra Padron, MCIP, RPP  
[alejandracpadron@gmail.com](mailto:alejandracpadron@gmail.com) | 647-998-2693





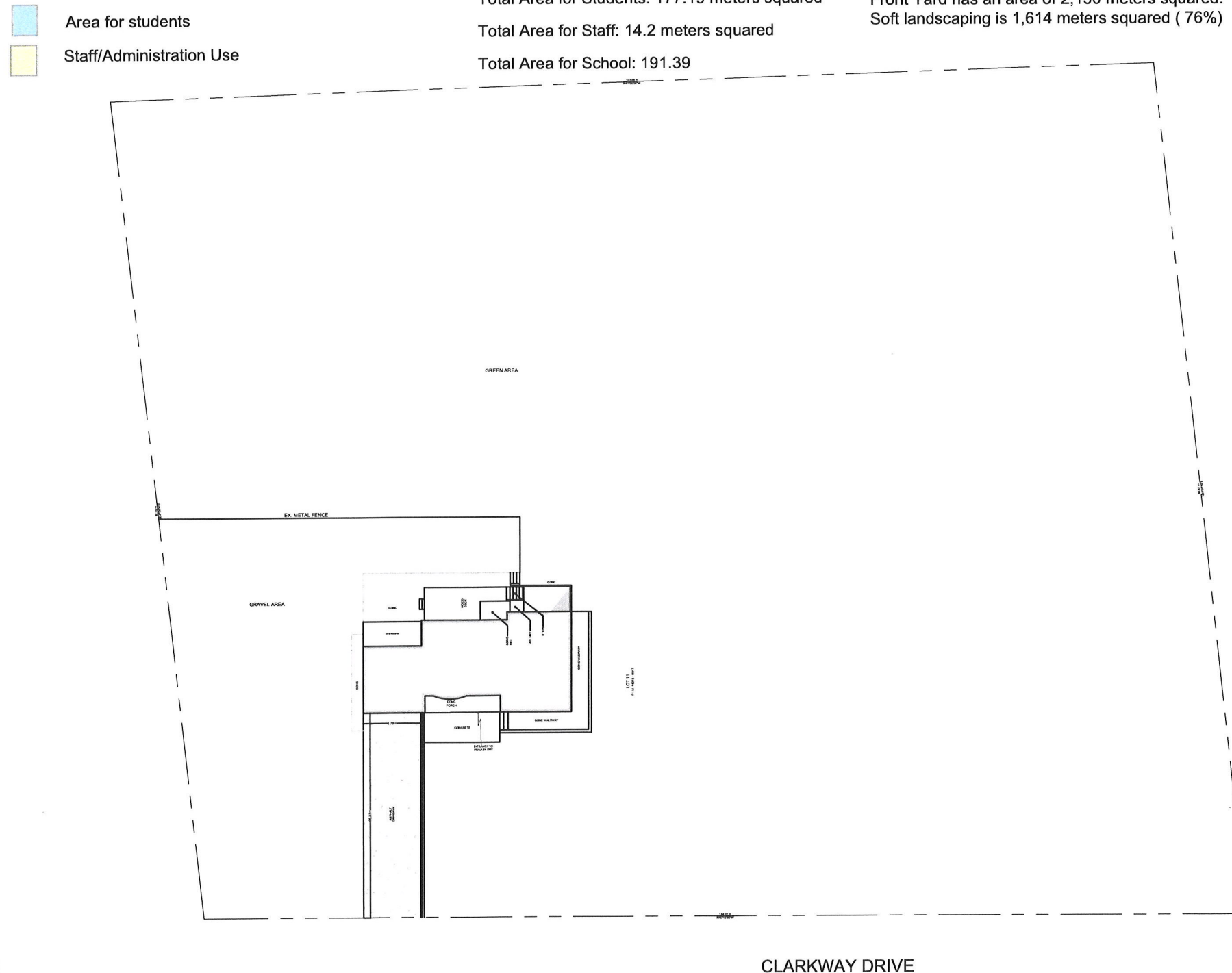
-  Subject site
-  Location of variance, private school (within existing house)
-  Natural Heritage System
-  Approximate well location
-  Approximate septic location

Front Yard has an area of 2,130 meters squared.

Total Area for Staff: 14.2 meters squared

Soft landscaping is 1,614 meters squared ( 76%)

Total Area for School: 191.39



### General Notes

**XCLUSIVE DESIGN STUDIO, INC.**  
Permits.xclusivedesign@gmail.com  
647-407-1048

**NORTH:**

[illegible]

PROJECT TITLE:  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

SHEET TITLE:  
**EXISTING SITE PLAN**

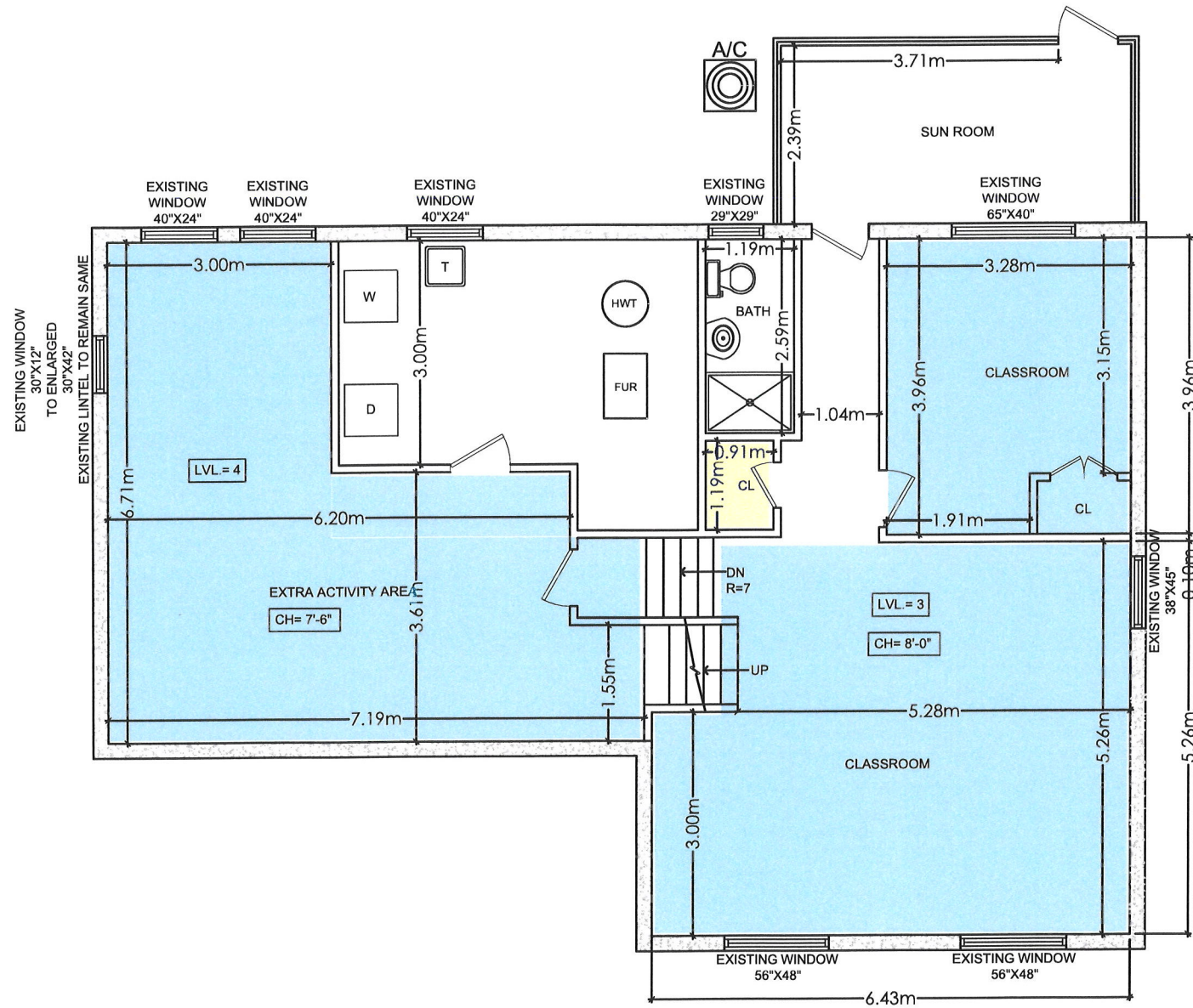
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PLOT DATE:	24-04-2025
DRAWN BY:	JA
PHONE NO.	647-407-1048

DRAWING NO.:

99







General Notes

**EXCLUSIVE DESIGN STUDIO.INC**  
Permits.xclusivedesign@gmail.com  
647-407-1048

NORTH:

REVISION		
NO.	DATE	DESCRIPTION

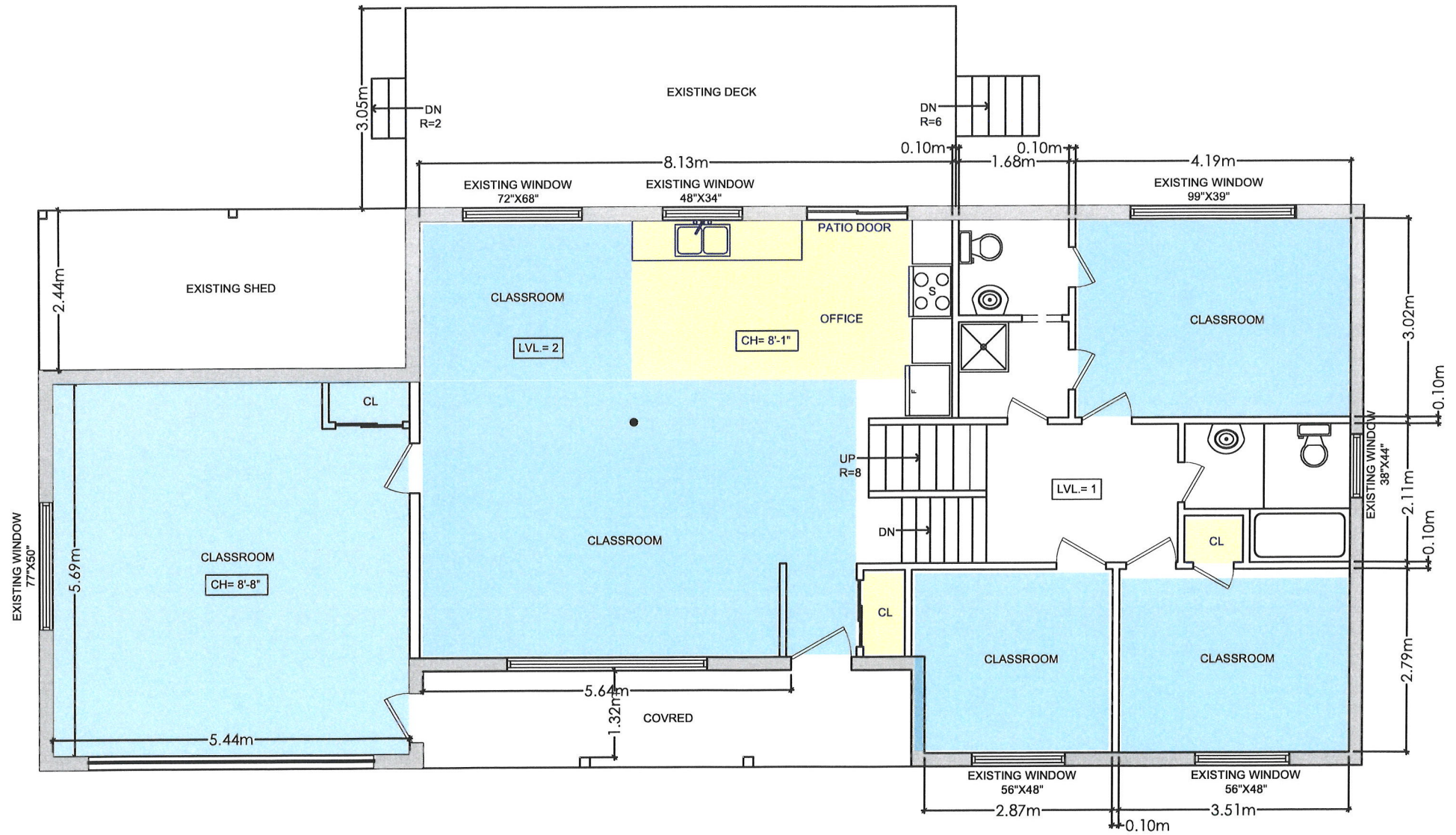
PROJECT TITLE:  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

SHEET TITLE:  
**BASEMENT PLAN**

SCALE:  
3/16"=1'-0"  
PLOT DATE:  
24-04-2025  
DRAWN BY:  
JA  
PHONE NO.  
647-407-1048

DRAWING NO.:

**A101**



General Notes

**XCLUSIVE DESIGN STUDIO, INC**  
Permits.xclusivedesign@gmail.com  
647-407-1048

NORTH:

REVISION NO.	DATE	DESCRIPTION	BY

PROJECT TITLE:  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

SHEET TITLE:  
**GROUND FLOOR PLAN**

SCALE: 3/16"=1'-0"	<b>A102</b>
PLOT DATE: 24-04-2025	
DRAWN BY: JA	
PHONE NO. 647-407-1048	



# Zoning Non-compliance Checklist

File No.  
A-2025- 0055

Applicant: Inderbir Rai  
Address: 11075 Clarkway Drive  
Zoning: RE2  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a private school (kindergarten to grade 12).	Whereas the by-law does not permit a private school.	11.2.1
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

June 5, 2025  
Date



General Notes

**XCLUSIVE DESIGN STUDIO, INC**  
Permits.xclusivedesign@gmail.com  
647-407-1048

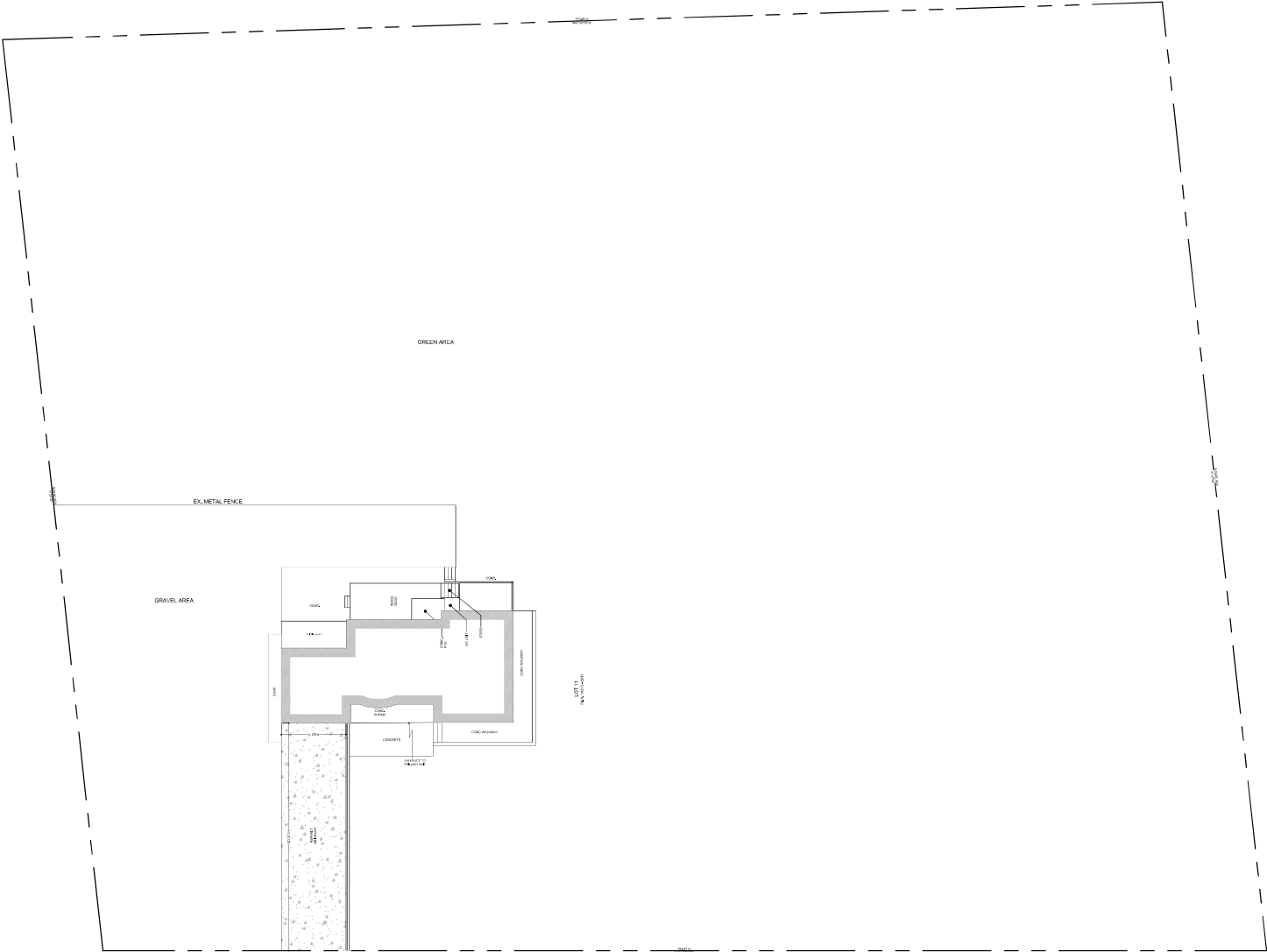
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REVISION		
NO.	DATE	DESCRIPTION

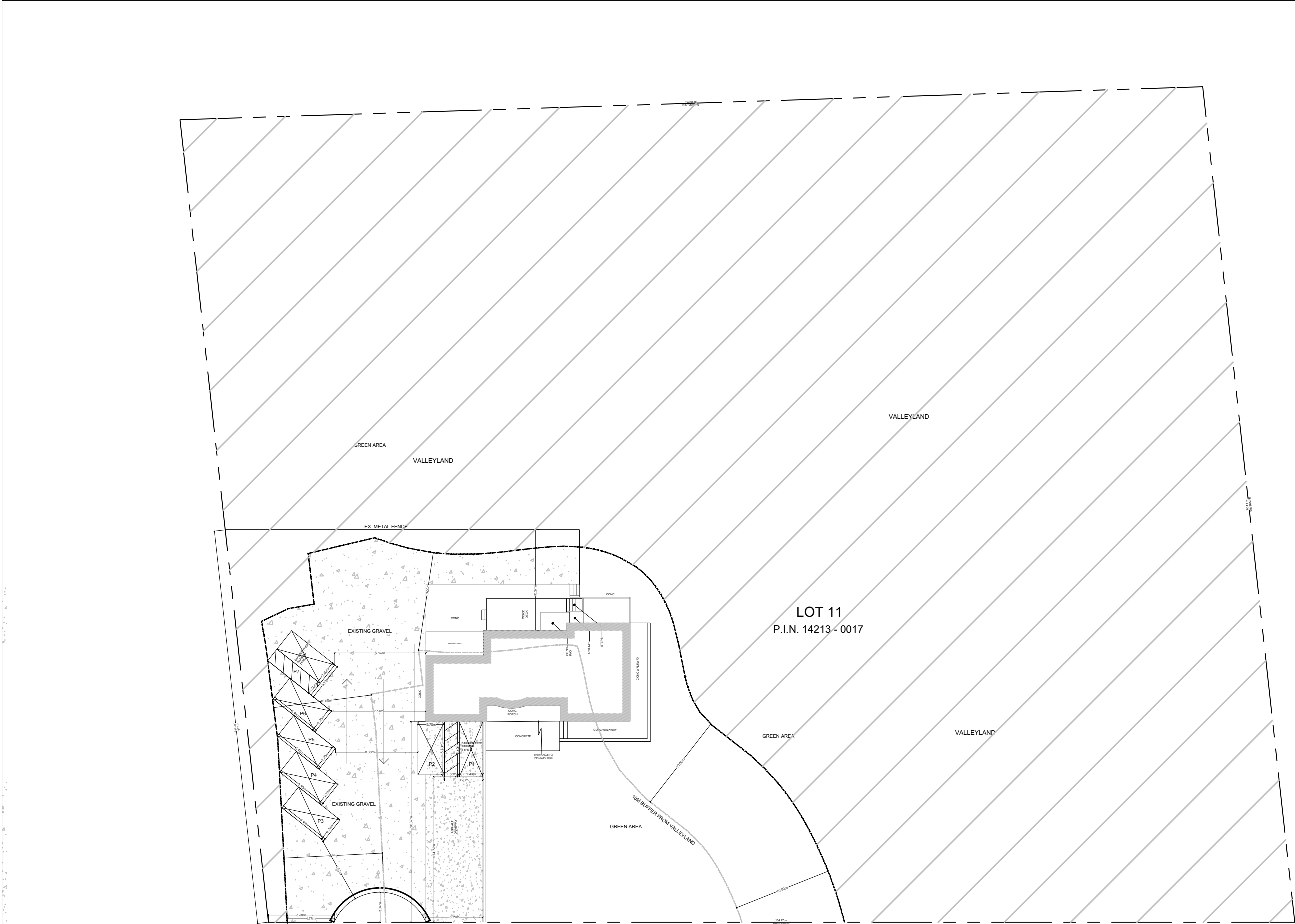
PROJECT TITLE:  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

SHEET TITLE:  
EXISTING SITE PLAN

SCALE: 1/32"=1'-0"	DRAWING NO.:  <b>99</b>
PLOT DATE: 24-04-2025	
DRAWN BY: JA	
PHONE NO. 647-407-1048	



CLARKWAY DRIVE



SITE STATISTICS	EXISTING	PROPOSED
TOTAL LOT AREA	8675.72 SM	8675.72 SM
TOTAL LOT COVERAGE	190.3 SM (2.19%)	190.3 SM (2.19%)
TOTAL GFA EXISTING DWELLING	256.10 SM	256.10 SM
GROSS FLOOR AREA LVL 1 & LVL 2	153.47 SM	153.47 SM
GROSS FLOOR AREA LVL 3 & LVL 4	102.63 SM	102.63 SM
TOTAL NUMBER OF PARKING	2	7
TOTAL FRONT YARD AREA	2129.99 SM	2129.99 SM
FRONT YARD LANDSCAPED AREA	1613.99 SM (75.77%)	1613.99 SM (75.77%)
TOTAL AREA FOR STUDENTS		177.19 SM
TOTAL AREA FOR STAFF		14.2 SM

General Notes

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647-407-1048

NORTH:

REVISION

NO.	DATE	DESCRIPTION	BY

PROJECT TITLE:  
  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

SHEET TITLE:  
  
PROPOSED SITE PLAN

SCALE:  
1/32"=1'-0"

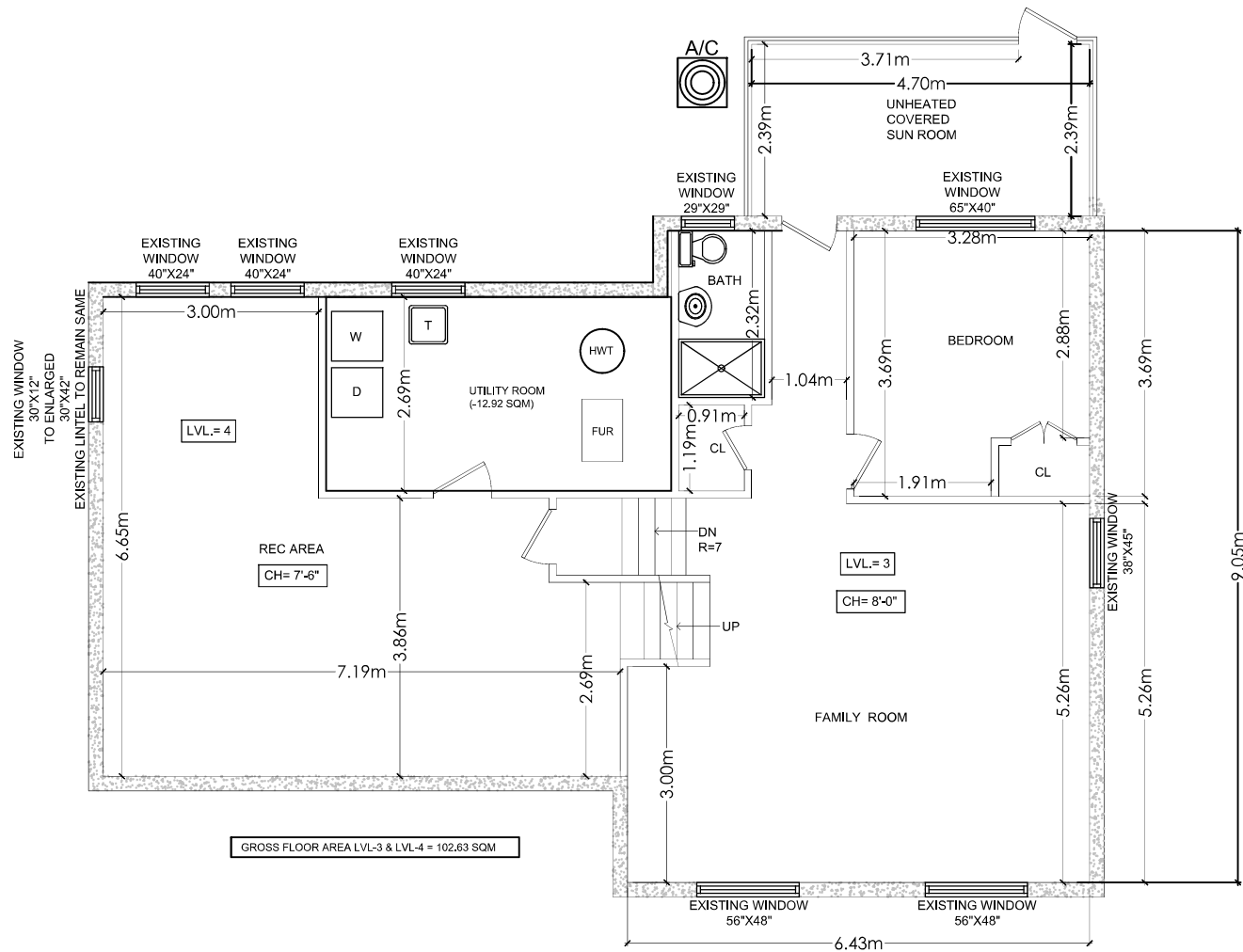
PLOT DATE:  
24-04-2025

DRAWN BY:  
JA

PHONE NO.  
647-407-1048

DRAWING NO.:

A100



General Notes

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NORTH:

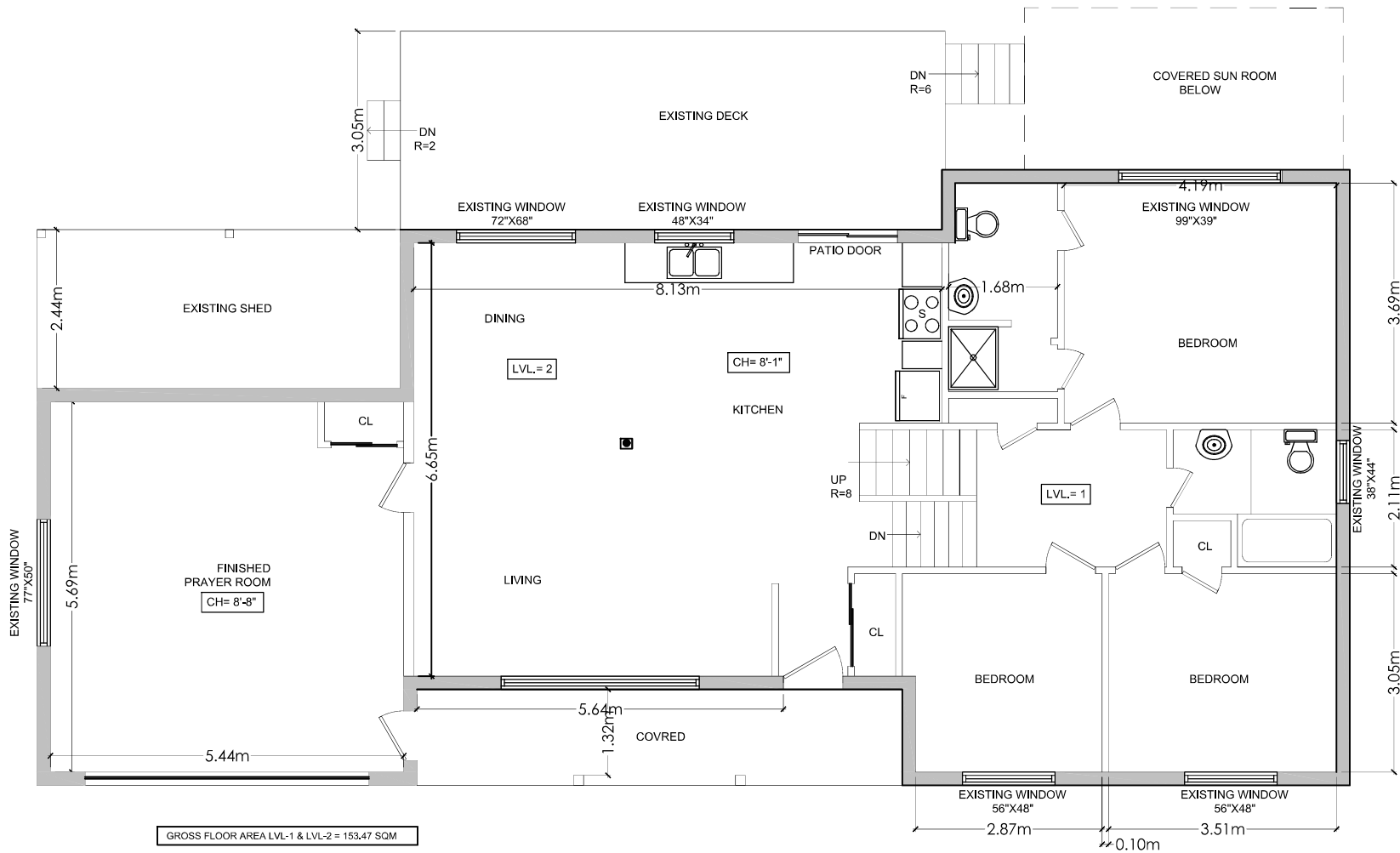
REVISION NO.	DATE	DESCRIPTION	BY

**PROJECT TITLE:**  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

**SHEET TITLE:**  
BASEMENT PLAN

SCALE: 3/16"=1'-0"	DRAWING NO.:
PLOT DATE: 24-04-2025	<b>A101</b>
DRAWN BY: JA	
PHONE NO. 647-407-1048	





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REVISION NO.	DATE	DESCRIPTION	BY

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11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

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GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"	DRAWING NO.:
PLOT DATE: 24-04-2025	
DRAWN BY: JA	
PHONE NO. 647-407-1048	

**A102**

July 23, 2025

Secretary Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

ATTN: Secretary Treasurer, Committee of Adjustment  
RE: Minor Variance Application for 11075 Clarkway Drive, Brampton Addendum

Further to our submission dated February 19, 2025 regarding the above-noted property, please accept this addendum to provide revisions to the requested variance and additional information and drawings.

As you are aware, on behalf of the owners of 11075 Clarkway Drive, Brampton, Inderbir Rai, Gurjant Gill, Nihaal Gill, and Harkiran Gill we have submitted an application to seek relief from the provisions of the City of Brampton Zoning By-law 270-2004 in order to facilitate the use of the existing dwelling as a private religious school.

In the February 19, 2025 submission it was noted that the Minor Variance requested would be on a permanent basis. However, In response to comments received from City Planning staff on July 14, 2025 where they indicated that the proposal constitutes a significant change in land use, the owners are requesting that the proposed variance be granted on a temporary basis of three years to demonstrate that the proposed school will not result in a disruption to the existing community and can be considered minor in nature.

Thus, **we are requesting a minor variance to permit a private school on the subject site**, which is not permitted under the RE2 Residential zone, for a period of three (3) years.

Furthermore, where the initial application stated that the school would serve students from kindergarten to grade 12, the owners now intend to only provide services from kindergarten to grade 8.

We would also like to note that revised drawings are included with this addendum. This new set of drawings provides the details requested by Planning, Zoning, and TRCA staff in their review of the application. The drawings include the following site statistics:

<u>SITE STATISTICS</u>	<u>EXISTING</u>	<u>PROPOSED</u>
TOTAL LOT AREA	8675.72 SM	8675.72 SM
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TOTAL AREA FOR STAFF		14.2 SM

It is our opinion that the requested minor variance continues to meet the four tests. As noted in the initial submission:

Minor in nature	The proposal will not result in any structural change on the property. It will also not result in more noise or traffic to the property as students are bused to and from school each day. School buses are not parked on the property overnight and are kept off-site. The school will operate within normal school hours.
Appropriate	The proposed use will not result in nuisance or disruption for the surrounding area. The school is also registered with the Ministry of Education of Ontario.
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Kind Regards,



Alejandra Padron, MCIP, RPP

[alejandracpadron@gmail.com](mailto:alejandracpadron@gmail.com) | 647-998-2693

July 23, 2025

Secretary Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

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Intent of Zoning	The proposal does not require changes to be made to the dwelling structure. As such, there will be no visual impact as a result of the proposal.
Intent of OP	The Brampton Official Plan permits Schools in the “Neighbourhoods” designation (Policy 2.2.7.3 c: ... <i>To implement this objective, the development and redevelopment in Neighbourhoods will provide the following, where appropriate... Parks and open spaces, community facilities, schools and public buildings to support existing and new residents and workers</i> )

We believe that the requested variance is minor in nature, appropriate for the subject property, and in keeping with the intent of the Brampton Official Plan, Highway 427 Industrial Secondary Plan, and Zoning By-law 270-2004, and should therefore be approved by the Committee of Adjustment.

Kind Regards,



Alejandra Padron, MCIP, RPP

[alejandracpadron@gmail.com](mailto:alejandracpadron@gmail.com) | 647-998-2693



General Notes

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647-407-1048

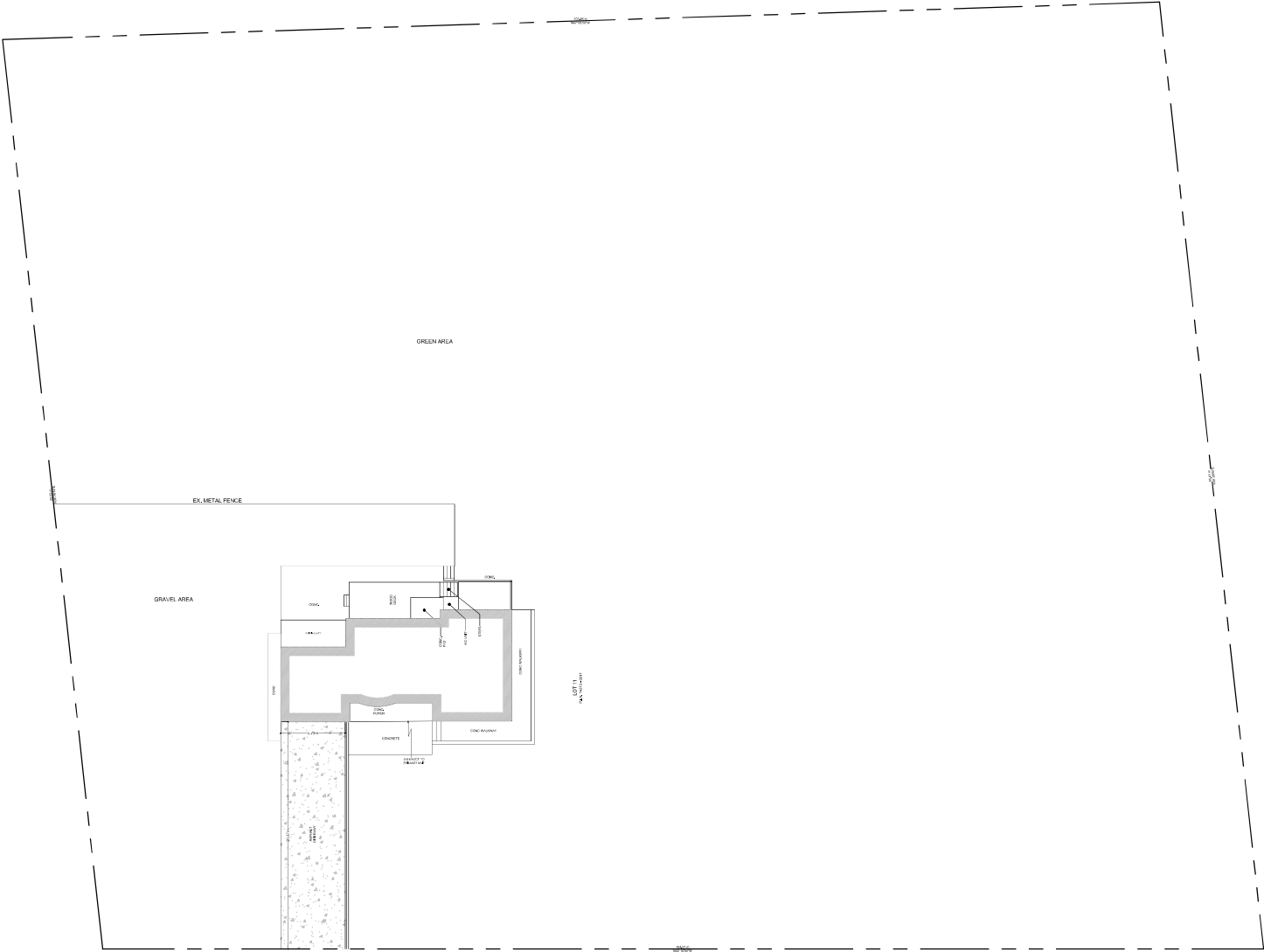
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REVISION		
NO.	DATE	DESCRIPTION

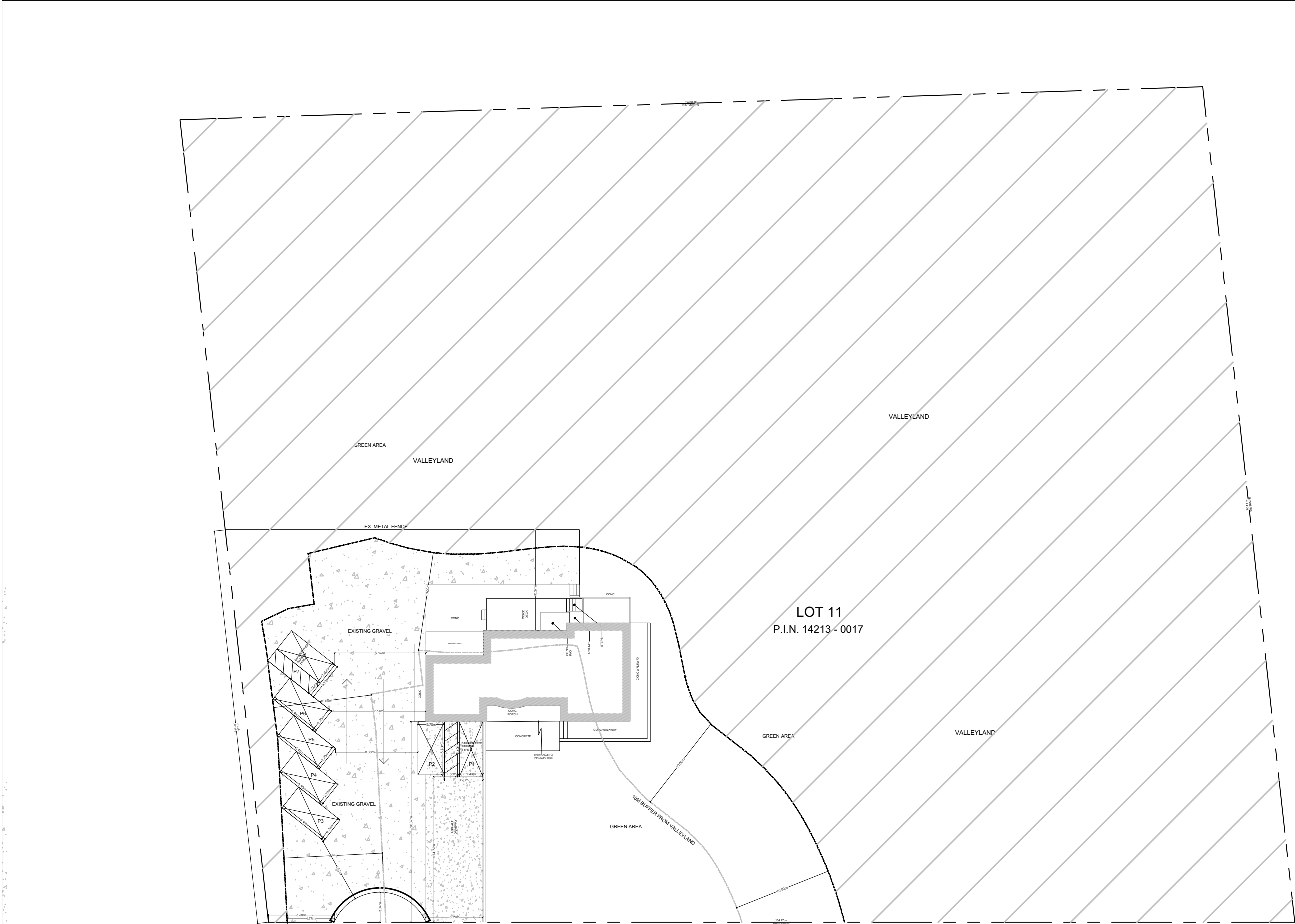
PROJECT TITLE:  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

SHEET TITLE:  
EXISTING SITE PLAN

SCALE: 1/32"=1'-0"	DRAWING NO.:  <b>99</b>
PLOT DATE: 24-04-2025	
DRAWN BY: JA	
PHONE NO. 647-407-1048	



CLARKWAY DRIVE



SITE STATISTICS	EXISTING	PROPOSED
TOTAL LOT AREA	8675.72 SM	8675.72 SM
TOTAL LOT COVERAGE	190.3 SM (2.19%)	190.3 SM (2.19%)
TOTAL GFA EXISTING DWELLING	256.10 SM	256.10 SM
GROSS FLOOR AREA LVL 1 & LVL 2	153.47 SM	153.47 SM
GROSS FLOOR AREA LVL 3 & LVL 4	102.63 SM	102.63 SM
TOTAL NUMBER OF PARKING	2	7
TOTAL FRONT YARD AREA	2129.99 SM	2129.99 SM
FRONT YARD LANDSCAPED AREA	1613.99 SM (75.77%)	1613.99 SM (75.77%)
TOTAL AREA FOR STUDENTS		177.19 SM
TOTAL AREA FOR STAFF		14.2 SM

General Notes

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NORTH:

REVISION

NO.	DATE	DESCRIPTION	BY

PROJECT TITLE:

11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

SHEET TITLE:

PROPOSED SITE PLAN

SCALE:  
1/32"=1'-0"

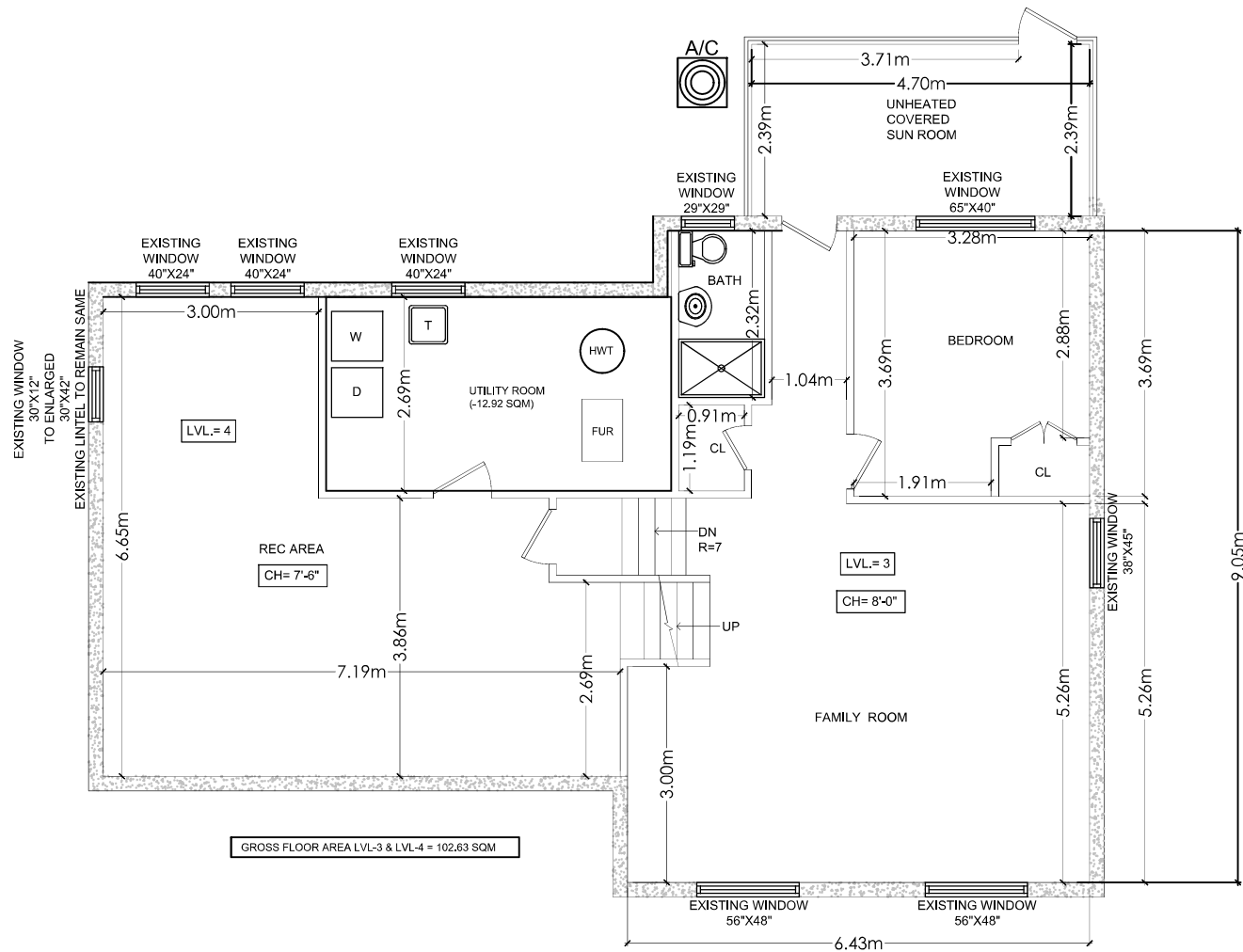
PLOT DATE:  
24-04-2025

DRAWN BY:  
JA

PHONE NO.  
647-407-1048

DRAWING NO.:

A100



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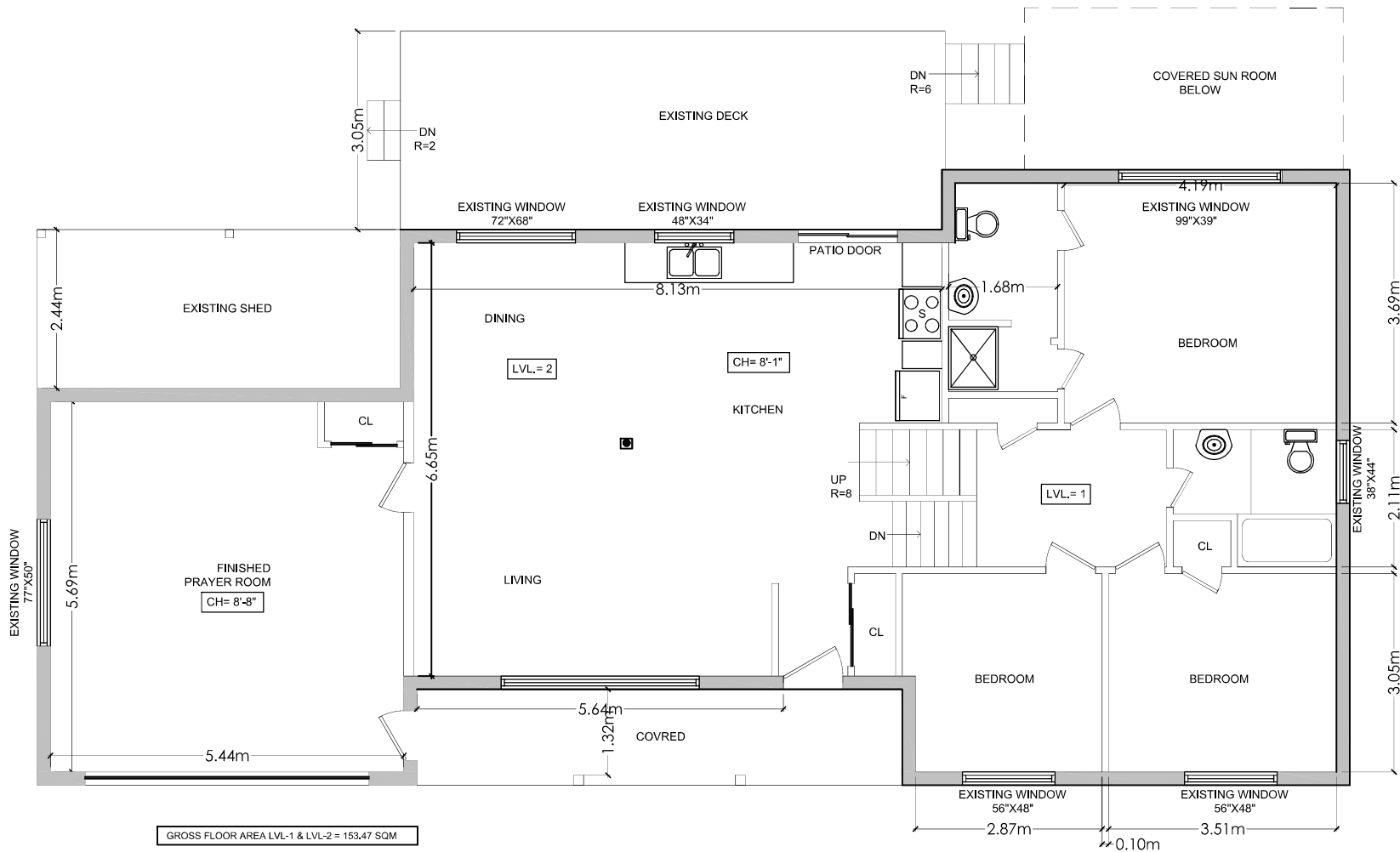
NORTH:

REVISION NO.	DATE	DESCRIPTION	BY

**PROJECT TITLE:**  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

**SHEET TITLE:**  
**BASEMENT PLAN**

SCALE: 3/16"=1'-0"	DRAWING NO.:
PLOT DATE: 24-04-2025	<b>A101</b>
DRAWN BY: JA	
PHONE NO. 647-407-1048	



General Notes

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NORTH:

REVISION NO.	DATE	DESCRIPTION	BY

**PROJECT TITLE:**  
11075 Clarkway Dr,  
Brampton, ON L6P 0W1,  
Canada

**SHEET TITLE:**  
GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"	DRAWING NO.:
PLOT DATE: 24-04-2025	
DRAWN BY: JA	
PHONE NO. 647-407-1048	

**A102**