

FILE NUMBER:

A-2025-0064

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) Nikhil Patel - Mitram Foods LTD

Address 386 DEERHURST DR , BRAMPTON, ON, L6T5H9

Phone #

Fax #

Email

2. Name of Agent Kruti Shah

Address 4 Abacus rd, Brampton, ON, L6T 5J6

Phone # 6475323593

Fax #

Email kruti@rjcadssolutions.com

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

1.To permit a retail establishment accessory to the permitted warehouse use, whereas the by-law does not permit the use

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

1.To permit a retail establishment accessory to the permitted warehouse use, whereas the by-law does not permit the use

5. Legal Description of the subject land:

Lot Number 4

Plan Number/Concession Number 43M-880

Municipal Address 386 Deerhurst Dr

6. Dimension of subject land (in metric units)

Frontage existing remain as is

Depth existing remain as is

Area existing remain as is

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.)

GROUND FLOOR AREA - 1538.46 SQ. M. ,MEZZANINE FLOOR AREA - 242.42 SQ.M
GROSS FLOOR AREA - 1780.88 SQ.M.,
NUMBER OF STOREY - 1

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed Retail as a principal use

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

existing remain as is

Rear yard setback

existing remain as is

Side yard setback

existing remain as is

Side yard setback

existing remain as is

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: 2024

11. Existing uses of subject property: SHELL UNIT

12. Proposed uses of subject property: RETAIL AT FRONT PORTION OF THE BUILDING

13. Existing uses of abutting properties: industrial use

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

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

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

Municipal

☒

Other (specify)

Well

☐

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

Municipal

☒

Other (specify)

Septic

☐

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

Sewers

☒

Other (specify)

Ditches

☐

Swales

☐

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 _____

Kruti Shah

Digitally signed by Kruti Shah
DN: C=CA, E=rjcaddinfo@gmail.com, O=RJ
CAD Solutions Inc., CN=Kruti Shah
Date: 2023.05.10 13:44:23-04'00'

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF _____ BRAMPTON

THIS 20 _____ DAY OF MAY _____, 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, ~~KRUTISHAH, P.ENG~~ NIKHIL PATEL OF THE CITY _____ OF _____ BRAMPTON

IN THE PROVINCE _____ OF _____ ONTARIO _____ 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 PROVINCE _____ OF _____

ONTARIO THIS 20 10 DAY OF

Mercelyn Osayamen Osaze
a Commissioner, etc.,

Province of Ontario,
for the Corporation of the
City of Brampton.
A Commissioner etc.
Expires June 20, 2028.

Clates

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M4-1566

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

L.barbuto

Zoning Officer

July 3, 2025

Date

DATE RECEIVED

July 10, 2025

Date Application Deemed
Complete by the Municipality

Mercelyn

Revised 2022/02/17

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: 386 DEERHURST DRIVE, BRAMPTON, ON L6T 5H9

I/We, NIKHIL PATEL, VIRAL PATEL, VENIS PATEL
please print/type the full name of the owner(s)

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

KRUTI SHAH
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 20 day of MAY, **20**²⁵.

NIKHIL PATEL VIRAL PATEL VENIS PATEL
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

NIKHIL PATEL VIRAL PATEL VENIS PATEL
(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: 386 DEERHURST DRIVE, BRAMPTON, ON L6T 5H9

I/We, NIKHIL PATEL, VIRAL PATEL, VENIS PATEL
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 20 day of MAY, **20**25.

NIKHIL PATEL VIRAL PATEL VENIS PATEL
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

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NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

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: 38C DEERHURST DR., BRAMPTON, ON

I/We: NIKHIL PATEL VIRAL PATEL VENIS PATEL
please print/type the full name of the owner(s)

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

SAUMIL BHATT
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 11 day of MARCH, 2025.

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

LOCATION OF THE SUBJECT LAND: 386 DEERHURST DR., BRAMPTON, ON

I/We, NIKHIL PATEL, VIRAL PATEL, VENIS PATEL
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.

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NIKHIL PATEL _____ VIRAL PATEL _____ VENIS PATEL _____
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

From,

Nikhil Patel

386 Deerhurst Drive,

Brampton, ON – L6T 5H9

DATE: MARCH 11-2025

To,

Secretary-Treasurer,

Committee of Adjustment,

City of Brampton.

The proposed use of warehouse is to store and create a distribution center of "packed grocery items" like grains, pulses, beans, spices, different flours, frozen products etc. It will be accessible by the customer from the front portion of the building. Only the front portion of the building is for retail sale of the items. Basically, it is a retail establishment in conjunction with a ware house.

The building/premise comes under zoning M4, where a warehouse use is permitted. However, a retail establishment in conjunction with a warehouse is not permitted. The parking provided and available in the front of the building is adequate for our needs.

So, I request you to consider my business needs and waive off the zoning requirements.

I ensure the committee that we will get a full permit from the City of Brampton for change of use as per building code.

Thank You.

A handwritten signature in black ink, appearing to read 'Nikhil Patel' in a cursive, stylized script.

Nikhil Patel

NOTES

- THE STANDARD DRAWINGS OF THE CITY OF BRAMPTON, REGION OF PEEL AND THE PROVINCE OF ONTARIO CONSTITUTE THE SPECIFICATION FOR WORK DONE HEREON.
- ALL DIMENSIONS AND LOCATION OF ALL EXISTING UTILITY SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE PROJECT ENGINEER.
- ALL SANITARY SEWERS AND CONNECTIONS SHALL BE 150 MM DIA. R.C.P. PIPE PER A.S.T.M. A213-74, SD-40. PIPE BEDDING SHALL BE PER REGIONAL STANDARD 2-1-1 UNLESS OTHERWISE NOTED.
- ALL STORM SEWERS SHALL BE CONCRETE PIPE PER A.S.T.M. C76-74 SPECIFICATIONS. PIPE BEDDING SHALL CLASS B BE PER CITY STANDARD 2-1-1 UNLESS OTHERWISE NOTED.
- THE SERVICE CONNECTIONS FOR STORM AND SANITARY SEWERS SHALL BE INSTALLED AT STREET LINE SHALL BE INSTALLED BY THE BUILDER TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
- ALL WATERMANS AND DOMESTIC WATER SERVICE CONNECTIONS LESS THAN OR EQUAL TO 100 MM DIA. SHALL BE TYPE "P" COPPER PIPE. ALL TYPE "P" SHALL BE COMPRESSION STYLE. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED PER REGION STD. 2-1-1-1, 2-1-1-2 AND 2-1-1-3.
- ALL WATERMANS GREATER THAN OR EQUAL TO 100 MM DIA. SHALL BE POLYETHYLENE GLASS REINFORCED (PVC) PIPE, CLASS 150, CONFORMING TO A.S.T.M. C900-74 SPECIFICATIONS. WATERMANS SHALL BE IN ACCORDANCE WITH REGIONAL STANDARD 2-1-1-1 AND SHALL INCLUDE THE INSTALLATION OF 14 GAUGE TWO GALLON COPPER CLAMP COUPLERS. ALL WATERMANS FITTINGS SHALL BE MECHANICAL JOINT. EXCEPT 100 MM DIA. SHALL BE INSTALLED WITH CONCRETE THROTTLE BLOCKS IN ACCORDANCE WITH REGIONAL STANDARD.

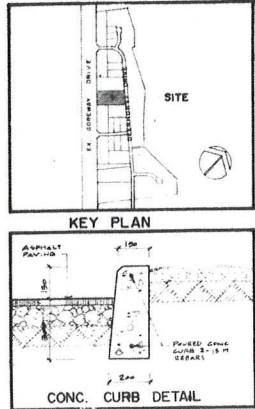
- ALL FIRE HYDRANTS SHALL BE HEAVY DUTY RAY COMPACT WITH REGIONAL VALVE AND INSTALLED IN ACCORDANCE WITH REGIONAL STANDARD 2-1-1-1.
- ALL CONCRETE CURB SHALL BE HEAVY DUTY TYPE HAVING A MINIMUM FACE HEIGHT OF 100 MM UNLESS OTHERWISE NOTED. CURB WORK SHALL BE DISCONTINUED AT ALL MUNICIPAL SIDEWALK LOCATIONS.
- THE PAVEMENT COMPOSITION INTERNALLY WITHIN THE SITE SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
- CURB CUTS FOR ALL DRIVEWAY ENTRANCES SHALL BE COMPLETED BY THE BUILDER TO THE SATISFACTION OF THE CITY ENGINEER.
- IN THE EVENT THAT A MUNICIPAL SIDEWALK HAS BEEN INSTALLED AT A PROPOSED DRIVEWAY LOCATION, THEN THE BUILDER SHALL RECONSTRUCT THE SIDEWALK ACROSS THE DRIVEWAY IN THE EVENT THAT THE MUNICIPALITY REQUIRES A GREATER THICKNESS OF CONCRETE SIDEWALK AT A COMMERCIAL OR INDUSTRIAL DRIVEWAY ENTRANCE.
- ROOF DRAINS SHALL BE CONTROLLED FLOW ROOF DRAINS MANUFACTURED BY JOHN INDEPENDENT LIMITED, WILLOW, ONTARIO, MODEL 2-10-1. THE NUMBER OF ROOF DRAINS SHALL BE ONE (1) PER 1000 SQ. FT. UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.
- THIS DRAWING RELATES TO SITE GRADING AND SITE SERVICES. OTHERS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.

ARCHITECT'S DESIGN
SHALL APPLY TO ALL
WORK. THIS DRAWING
ENTRANCE INCLUDING SIDE WALK
CUTS.

PLEASE SEE ATTACHED NOTES, AS THEY FORM PART OF THE REVIEW.

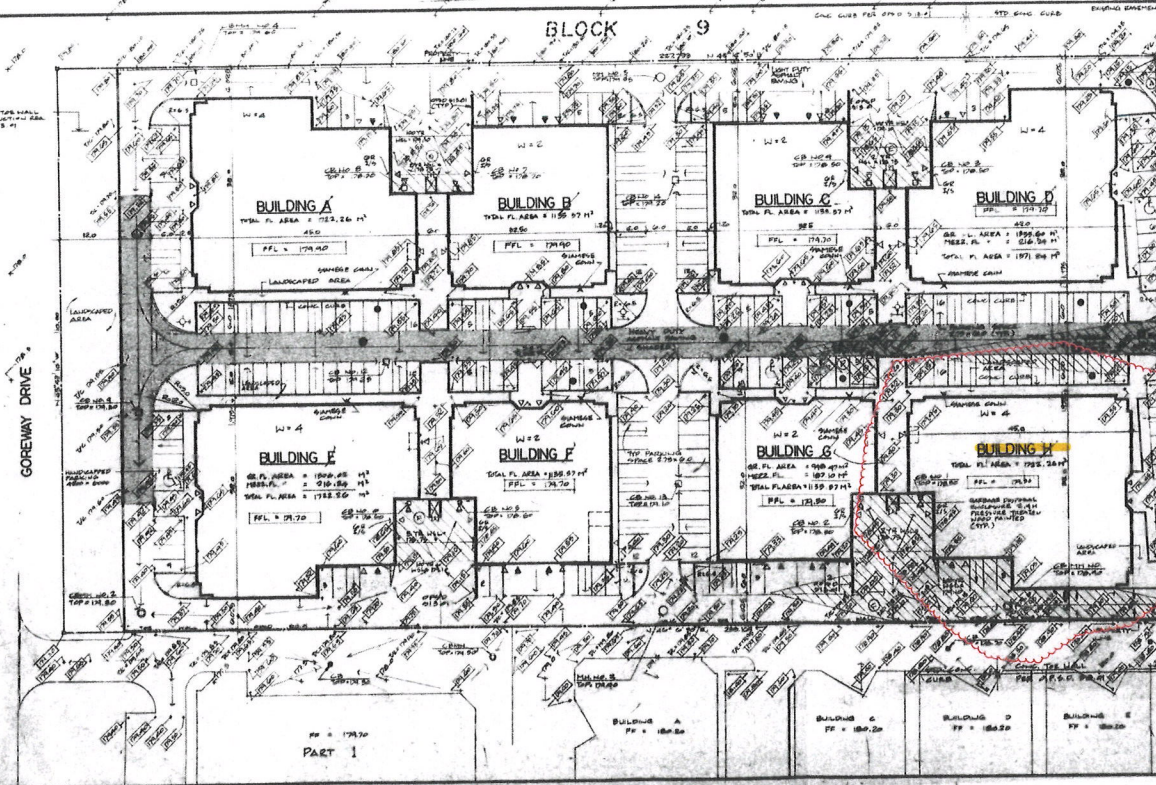
SYMBOL LEGEND	
EXISTING GRADES	PROPOSED FINISHED GRADES

SITE STATISTICS		
BUILDING CLASSIFICATION		
REQUIRED	PROVIDED	
DRIVEWAY	0 m	17 m
BIKE YARD	4 m	0 m
SEAL YARD	7 m	20 m
PARKING	204	231
METRIC PERCENTAGE		
STORM FLOOR AREA	11820.80 m ²	
STORMAGE	9887.84 m ³	37.98 %
PAVED AREA	11820.48 m ²	48.28 %
LANDSCAPED AREA	4887.00 m ²	18.70 %
LEGAL DESCRIPTION		
PART 6, BLOCK 8 GOREWAY BUSINESS PARK		



KEY PLAN

CONC. CURB DETAIL



CONC. CURB DETAIL

CONC. CURB DETAIL

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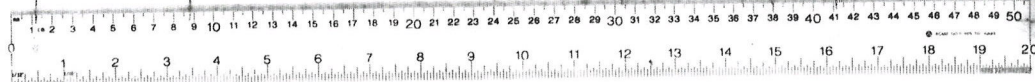
REVISIONS		
NO.	REVISION	DATE
1	REVISED AS PER COMMENTS	JULY 27, 1988
2	REVISED AS PER COMMENTS	JULY 27, 1988
3	REVISED AS PER COMMENTS	JULY 27, 1988
4	REVISED AS PER COMMENTS	JULY 27, 1988
5	REVISED AS PER COMMENTS	JULY 27, 1988
6	REVISED AS PER COMMENTS	JULY 27, 1988
7	REVISED AS PER COMMENTS	JULY 27, 1988
8	REVISED AS PER COMMENTS	JULY 27, 1988
9	REVISED AS PER COMMENTS	JULY 27, 1988
10	REVISED AS PER COMMENTS	JULY 27, 1988

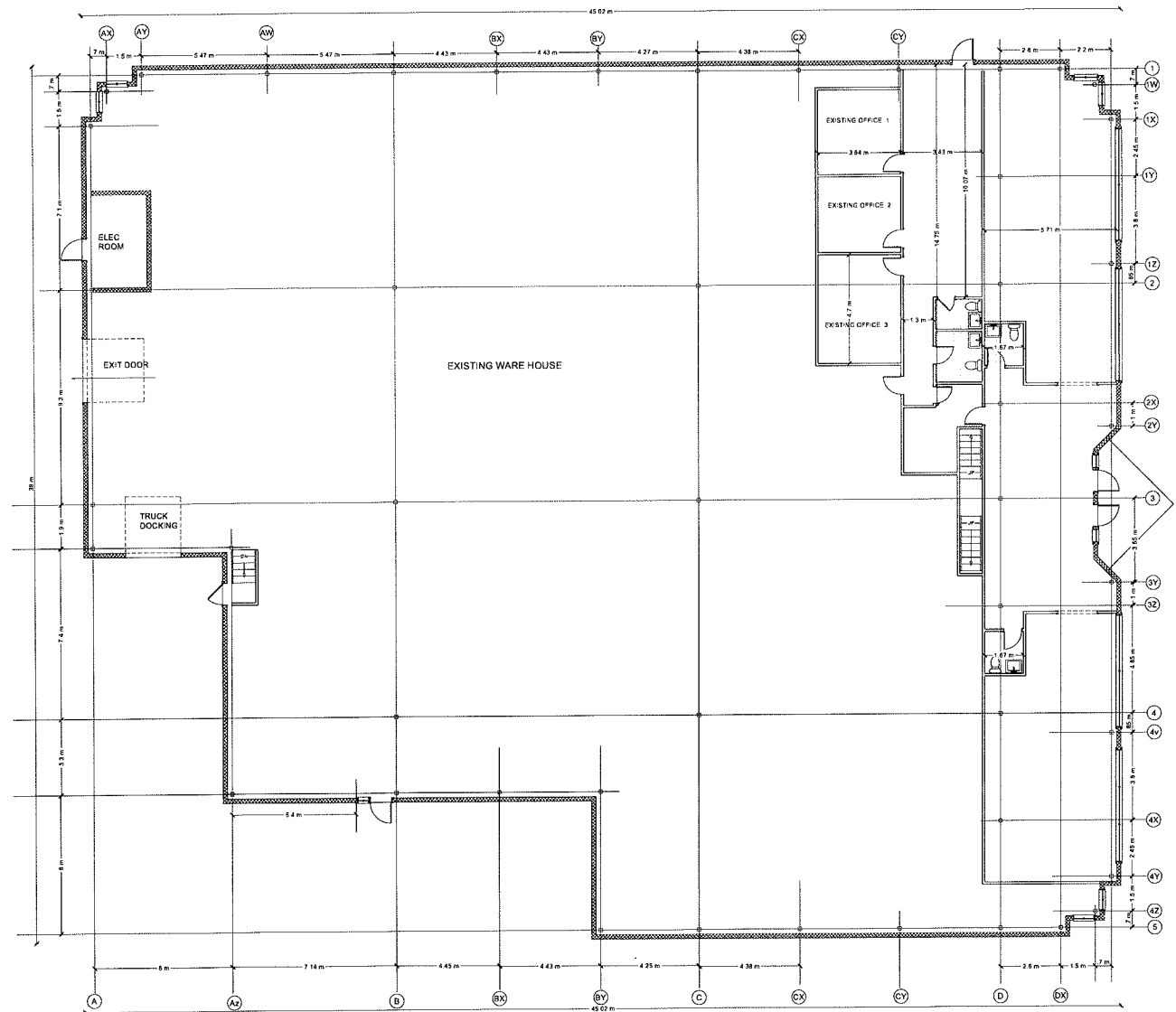
DEERHURST CENTRE
386 DEERHURST DRIVE
BRAMPTON, ONTARIO

A. BALDASSARRA
Architect Inc.
375 NORTH RIVERMEDE RD.
UNIT 3, CONCORD, ONTARIO
L4K 3R2

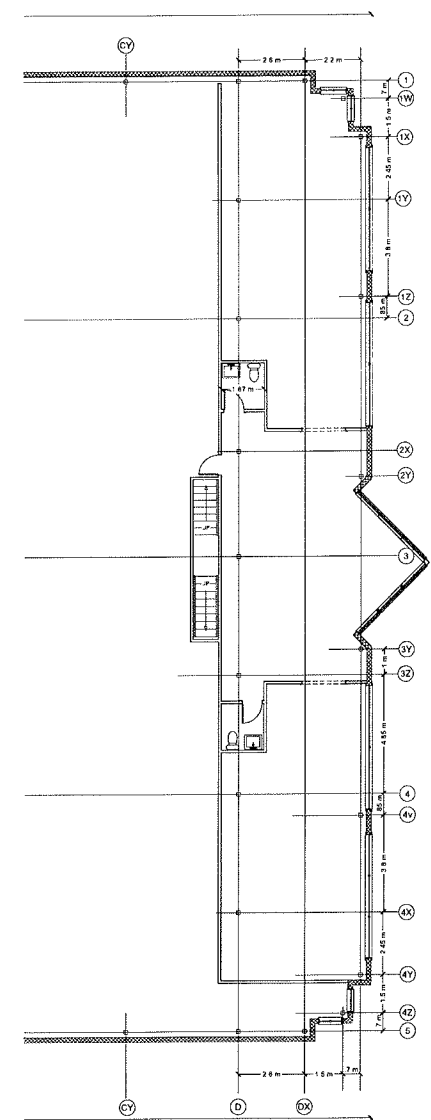
CITY OF BRAMPTON
REVIEWED
DATE 10/18/89
BY [Signature]
FOR THE CITY ENGINEER

DRAWING TITLE	
SITE PLAN - GRADING	
DESIGNED BY T.M. / A.E.C.	SCALE 1:1000
DRAWN BY S.D.	CHECKED BY S.D.
DATE APRIL 1989	PROJECT NO. 88-31
SHEET NO. A-1	





AS BUILT GROUND FLOOR PLAN



EXISTING MEZZANINE FLOOR

Revision Table			
Number	Date	Revised By	Description

Project Overview

PROJECT INFO:

**386 DEERHURST DR.,
BRAMPTON**

DATE: March 11, 2025

DRAWN BY: SB

PROJECT NO:

SCALE: 1 CM = 1.00 M

SHEET: **P-1**

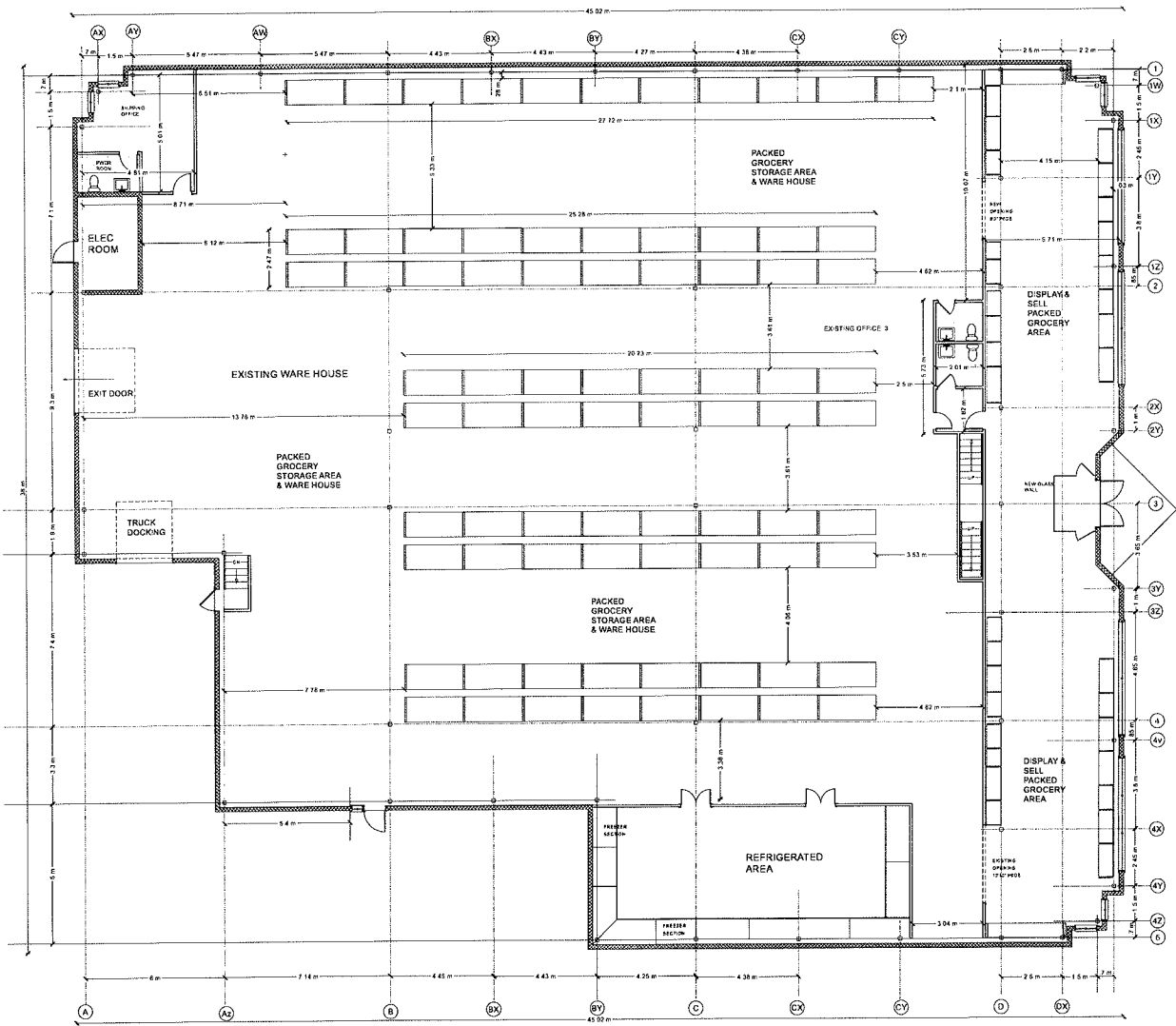
Sa-Ga Designs

DESIGN-PLAN-PERMIT-BUILD
CELL: 416 671 1352
Email: saumil_bhatt@yahoo.com

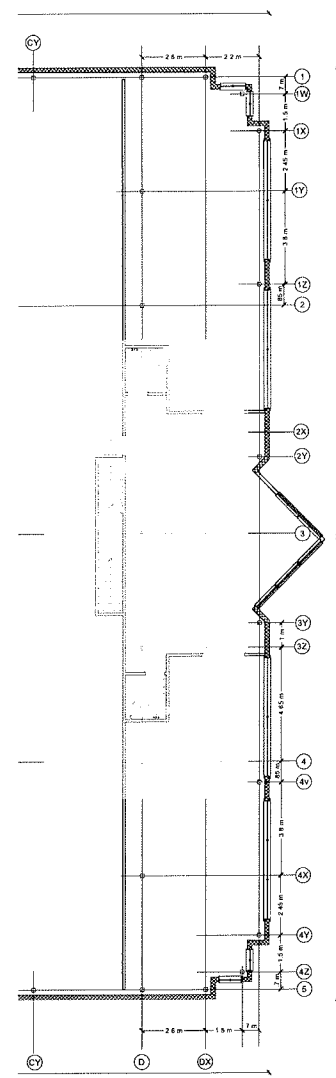
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION

NAME
SAUMIL BHATT



PROPOSED MAIN FLOOR PLAN



EXISTING MEZZANINE FLOOR PLAN

Sa-Ga Designs

DESIGN-PLAN-PERMIT-BUILD
CELL:416 671 1352
Email:saumil_bhatt@yahoo.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THIS PLAN.

Signature

NAME: SAUMIL BHATT
RCIN: 107783

Revision Table			
Number	Date	Revised By	Description

Project Overview

PROJECT INFO:

386 DEERHURST DR.,
BRAMPTON

DATE: March 11, 2025

DRAWN BY: SB

PROJECT NO:

SCALE: 1 CM=1 M

SHEET: P-1

Zoning Non-compliance Checklist

File No.
A-2025-0004

Applicant: Nikhil Patel – Mitram Foods Ltd
Address: 386 Deerhurst Drive
Zoning: M4-1566
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a retail establishment accessory to the permitted warehouse use,	Whereas the by-law does not permit the use	1566.1 & 34.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Lesley Barbuto
Reviewed by Zoning

July 3, 2025
Date