



## Minutes

### Committee of Adjustment

### The Corporation of the City of Brampton

**Tuesday, July 29, 2025**

- Members Present:
- Jarmanjit Singh Dehriwal (Chair)
  - Baljit Mand (Vice-Chair)
  - Jotvinder Sodhi (Vice-Chair)
  - Ron Chatha
  - Paul Khaira
  - James Reed
  - Sarbjeeet Saini
  - Thisaliny Thirunavukkarasu
  - Manoharan Vaithianathan
- Staff Present:
- Ross Campbell, Manager, Zoning and Sign By-law, Planning, Building and Growth Management
  - Nicole Hanson, Principal Planner, Supervisor, Development Services
  - Emily Mailling, Planning Technician, Planning, Building and Growth Management
  - Rajvi Patel, Planner, Planning, Building and Growth Management
  - Courtney Sutherland, Assistant Development Planner, Development Services
  - Annie Thomson, Planning Technician, Development Services
  - Qian (Andrea) Zhang, Planner I, Development Services
  - Clara Vani, Secretary-Treasurer/Legislative Coordinator

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**1. Call to Order**

The meeting was called to order at 9:32 a.m. and adjourned at 11:20 a.m.

As this Committee of Adjustment 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, Manocharan Vaithianathan James Reed, Thisaliny Thirunavukkarasu, Paul Khaira and Ron Chatha.

Members absent during roll call: Nil

**2. Adoption of Minutes**

**2.1 Committee of Adjustment Minutes - June 24, 2025**

Moved by: B. Mand

Seconded by: S. Saini

That the minutes of the Committee of Adjustment hearing held June 24, 2025 be approved, as printed and circulated.

Carried

**3. Region of Peel Comments**

**3.1 Dana Jenkins, Region of Peel comments, dated July 17, 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: J. Reed

Seconded by: S. Saini

That the following agenda items and minor variance applications, before the Committee of Adjustment at its July 29, 2025, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
8.1	B-2025-0009	380 Fernforest Drive
9.4	A-2025-0056	50 Gillingham Drive
9.5	A-2025-0057	1572 Queen Street West
9.6	A-2025-0058	158 Queen Street East

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**

Nil

**8. New Consent Applications**

8.1 B-2025-0009

Sri Guru Nanak Sikh Centre Brampton

380 Fernforest Drive

Plan 43M1349, Part Block 276, Ward 9

The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years. The land to be leased is currently under construction as the future site of a three-storey long-term care facility, approved under SPA-2024-0107. The effect of the application is to facilitate a long-term lease (in excess of 21 years) between the owner of the lands, Sri Guru Nanak Sikh Centre Brampton (SGNSCB), and Niwaas Long-Term Care.

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

Moved by: J. Reed

Seconded by: S. Saini

That application B-2025-0009 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate; and
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

Carried

## **9. New Minor Variance Applications**

9.1 A-2025-0032

1000382343 Ontario Ltd. (Corporation)

25 Newkirk Court, Unit 1

PSCP 1135, Level 1, Unit 1, Ward 2

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

1. To permit a Truck Repair/Inspection use in conjunction with a warehouse, whereas the by-law does not permit motor vehicle repair as a principal or accessory use; and
2. To permit 187 parking spaces, whereas the by-law requires 210 parking spaces.

Maninder Bharaj, authorized agent was present online and presented an overview of the application.

Member R. Chatha inquired if the unit would be a full repair shop and bodyshop.

The authorized agent advised it will be for safety inspections only on the company's tractor trailer fleet.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha inquired if the conditions can be amended to reflect the unit being for safety inspections only and to confirm the parking variance.

Ross Campbell, Manager, Zoning and Sign By-Law advised the parking spaces were removed and as such the parking spots were reduced. The City of Brampton does not have a specific use for inspection only.

The Committee Chair J. Dehriwal inquired if the parking spots were reduced will it conflict with the TRCA report.

Ross Campbell, Manager, Zoning and Sign By-Law advised he cannot comment on the response of the TRCA regarding the lower number of parking spots.

Member R. Chatha advised there should be an additional condition regarding the use.

Ross Campbell, Manager, Zoning and Sign By-Law suggested an additional condition.

The authorized agent agreed with the conditions.

Moved by: R. Chatha

Seconded by: J. Sodhi

That application A-2025-0032 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the revised sketch attached to the Notice of Decision;
2. That a building permit related to interior alterations for a motor vehicle repair use be obtained;
3. That the applicant provides the required \$1,250.00 planning review fee to the Toronto and Region Conservation Authority;
4. That the truck repair/inspection use only be permitted in conjunction with the existing warehouse and logistics operation;

5. That the area of the existing Unit 1 dedicated to the truck repair/inspection use be limited to 16% of the Gross Floor Area (GFA) of the Unit 1 being, approximately 84.82 square metres as provided on Appendix C – Letter of Use;
6. That there be no truck for repair/inspect outside of the designated display area as indicated in the sketch attached to the Notice of Decision;
7. That the motor vehicle repair/inspection shall be limited to minor maintenance only;
8. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 A-2025-0036

Gurmat Bibek Parchaar Society

139 Devon Road, Unit 6

Con 7, N.D., Ward 8

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

1. To permit a place of worship in Unit 6, whereas the by-law does not permit the use.

Tanvir Rai, authorized agent and the Director of Gurmat Bibek Parchaar Society were present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Member J. Sodhi inquired if the approval can be extended based on the fees for the application being extensive.

Member J. Reed advised this application is no longer a minor application rather a major application. If this would be a longer use it would be considered a zoning amendment.

Member S. Saini advised if the applicant would like a permanent use the application should go to Council for consideration.

Member P. Khaira inquired if the committee could grant a ten-year approval.

The Committee Chair J. Dehriwal commented the application will be approved for a five-year approval and they can proceed to Council for a permanent use approval.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2025-0036 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 place of worship be permitted for a temporary period of 5 years from the date of the Committee of Adjustment's decision;
3. That the applicant obtain a change of use permit within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
4. That the owner to obtain a building permit for any alterations to the building prior to occupancy of the unit;
5. That the place of worship use shall not include any "sensitive land uses," such as a day nursery, after school program, or residence due to the property being within the Lester B. Pearson International Airport (LBPIA) Operating Area; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

### 9.3 A-2025-0046

Tamanbir Khera, Simranjeet Gill

10 Settlers Field Road

Plan 43M2030, Lot 21, Ward 6

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

1. To permit a driveway width of 8.5 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and

2. To permit 0.46 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Ravinder Singh, authorized agent was present and presented an overview of the application.

Staff outlined the proposed conditions and partial refusals of the staff report.

The Committee Chair J. Dehriwal inquired if the applicant would comply with the side lot line will the application be supportable.

Staff advised the application will still not be supportable.

Moved by: S. Saini

Seconded by: J. Reed

That application A-2025-0046 is supportable in part, 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 and in accordance with the conditions 2 and 3;
2. That Variance 1 be refused and that a maximum driveway width of 8.36m be approved;
3. That Variance 2 to permit 0.46m of permeable landscaping abutting the side lot line whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line be refused;
4. That drainage on adjacent properties shall not be adversely affected; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

#### 9.4 A-2025-0056

Ldask MBC Corporation, c/o Monterey Park Inc.

50 Gillingham Drive

Con 1, WHS, Part Lot 10, RP 43R4790, Part Part 1, Ward 5

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



1. To permit a supermarket, whereas the by-law does not permit the use; and
2. To permit a place of commercial recreation, whereas the by-law does not permit the use.

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

Moved by: J. Reed

Seconded by: S. Saini

That application A-2025-0056 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. The owner to obtain a building permit for any alterations to the building prior to occupancy of the units; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 A-2025-0057

Bhajan Singh Grewal, Gumej Kaur Grewal

1572 Queen Street West

Chinguacousy, Con 4, WHS, Part Lot 6 and RP 43R34001, Part 2, Ward 5

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

1. To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of five (5) years, whereas the by-law does not permit the use.

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

Moved by: J. Reed

Seconded by: S. Saini

That application A-2025-0057 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 extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
3. That the site shall be compliant as per the approved Site Plan Application SP14-066.001 for the entire period of the approval;
4. That a maximum of eight (8) limousines and one (1) bus limousine shall be permitted to be stored on the property, as per the approved Site Plan;
5. That no reversing into the subject property from Queen Street West shall be permitted at any time;
6. That no cleaning, maintenance, nor repairs of the limousines shall take place on the property;
7. That the existing dwelling shall be retained for residential purposes and remain as the principle use of the property;
8. That no outside storage other than the storage of limousines shall be permitted on the property;
9. That motor vehicles, including limousines shall not be permitted to park on Queen Street West; and
10. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.6 A-2025-0058

1200635 Ontario Ltd.

158 Queen Street East

Plan, Br 5, Part Lot 19, Ward 1

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

1. To permit the gross floor area of 240.21 square metres which is 24.4% greater than the existing gross floor area (193.1 square metres) that existed on the date of passing of the by-law amendment, whereas the by-

law permits the maximum gross floor area to be the existing gross floor area that existed on the date of passing of the By-law amendment, plus 10%.

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

Moved by: J. Reed

Seconded by: S. Saini

That application A-2025-0058 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 owner finalize site plan approval under City File SPA-2025-0025; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

**10. Deferred Consent Applications**

Nil

**11. Deferred Minor Variance Applications**

11.1 A-2022-0268

Mohammed Ilyas

2257 and 2267 Embleton Road

Con 5, WHS Part Lot 5, Ward 6

*Deferred from March 28, 2023, December 19, 2023, April 23, 2024, June 18, 2024, and December 10, 2024*

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

1. To permit a Day Nursery, whereas the by-law does not permit the use;

2. To permit a maximum building height of 11.47 metres, whereas the by-law permits a maximum building height of 10.6 metres;
3. To permit 22.5% of the front yard to be landscaped open space, whereas the by-law requires 70% of the front yard to be landscaped open space;
4. To permit a proposed roof canopy to encroach 3.22 metres into the front yard setback, resulting in a setback of 8.78 metres from the roof canopy to the front lot line, whereas the by-law permits a roof canopy to encroach a maximum 2 metres into the front yard setback, resulting in a required setback of 10 metres from the roof canopy to the front lot line;
5. To permit a maximum fence height of 1.8 metres in the required front yard, whereas the by-law permits a maximum fence height of 1 metres in the required front yard;
6. To permit a total of 54 parking spaces whereas the by-law requires a minimum 58 parking spaces; and
7. To permit a parallel parking space width of 2.72 metres, whereas the by-law requires a minimum parallel parking space width of 2.75 metres.

Sami Abu Shanb, authorized agent was present online and presented 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: T. Thirunavukkarasu

That application A-2022-0268 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 or an approved Site Plan (SPA-2023-0064);
2. That the owner finalize site plan approval under City File SPA-2023-0064, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That the owner shall obtain a CVC permit prior to applying for a building permit; 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 Gagan Bajwa, Brampton resident, Fee Reduction Request, dated July 2, 2025 - Fee Reduction Request, dated May 29, 2025

Gagan Bajwa, Brampton resident was present in chambers and provided a background of his request. He applied for the building permits in 2024 and is requesting the fees from 2024 be implemented.

The Committee Chair J. Dehriwal inquired if there was a minor variance application in October 2024.

Gagan Bajwa advised the minor variance was identified in January 2025.

Member R. Chatha advised that Planning staff is reviewing the overall structure of the fees.

The Committee Chair J. Dehriwal advised if the application was submitted prior to January 2025, we could have assisted with the fees, but this application was submitted after.

The Committee members suggested that the applicant submit a delegation form for the September 10, 2025, Council meeting.

- 12.2 Nadeem Ismaili, Brampton resident, Fee Reduction Request, dated July 7, 2025

The applicant was not present online or in person.

Moved by: J. Dehriwal

Seconded by: J. Reed

That the fee reduction request, with respect to 22 Coronation Circle, be denied.

Carried

12.3 Henry Wilson, Brampton resident, Fee Reduction Request, dated June 25, 2025

Henry Wilson was present online and advised that the OLT judge suggested the fees be waived on the application.

The Committee Chair J. Dehriwal inquired if there was an agreement.

Nicole Hanson, Principal Planner/Supervisor advised there will be a related staff report submitted to Council in September.

The Committee Chair J. Dehriwal inquired if Committee should inquire with Legal staff.

Nicole Hanson, Principal Planner/Supervisor advised Planning staff will look into the matter.

Moved by: B. Mand

Seconded by: P. Khaira

That the fee reduction request, with respect to 52 Donna Drive, be deferred to the last hearing of September 2025.

Carried

12.4 Bashir Nasir, Brampton resident, Fee Reduction Request, dated July 9, 2025

Bashir Nasir, Brampton resident was present and provided an overview of their fee reduction request.

Moved by: T. Thirunavukkarasu

Seconded by: M. Vaithianathan

That the fee reduction request, with respect to 128 Abell Drive, be denied.

Carried

12.5 Maninder Singh Kamboj, Authorized agent, Fee Reduction Request, dated July 8, 2025

Maninder Singh Kamboj, Director of Gurmat Bibek Parchaar Society was present and provided an overview of their fee reduction request.

Member J. Sodhi advised he is very sympathetic to charitable organizations that are helping the youth.

Member B. Mand commented that the committee should offer a lower amount and not a full waiver.

Moved by: J. Sodhi

Seconded by: T. Thirunavukkarasu

That a fee be \$2,000 be applied for the minor variance application located at 139 Devon Road, Unit 6, City of Brampton.

Carried

**13. Adjournment**

Moved by: J. Reed

Seconded by: S. Saini

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on August 26, 2025, at 9:30 a.m. or at the call of the Chair.

Carried

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J. Singh Dehriwal, Chair

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C. Vani, Secretary-Treasurer