



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

FILE NUMBER: A-2006-0016

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)** 2863615 ONTARIO INC (JAGDEEP SINGH UPPAL, RAVINDER SINGH)
Address [REDACTED]

Phone # [REDACTED] **Fax #** _____
Email [REDACTED]

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address [REDACTED]

Phone # [REDACTED] **Fax #** _____
Email [REDACTED]

3. **Nature and extent of relief applied for (variances requested):**
TO PERMIT PROFESSIONALS OFFICE USE IN UNITS 201-203

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS PER BYLAW OFFICE USE IS NOT PERMITTED AT THIS PROPERTY

5. **Legal Description of the subject land:**
Lot Number 24
Plan Number/Concession Number M94
Municipal Address 201-203 -7956 TORBRAM RD, BRAMPTON

6. **Dimension of subject land (in metric units)**
Frontage _____
Depth _____
Area _____

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way 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.)

INDUSTRIAL BUILDING

PROPOSED BUILDINGS/STRUCTURES on the subject land:

OFFICE USE TO BE PROPOSED IN UNITS 201-203

- 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 _____
 Rear yard setback _____
 Side yard setback _____
 Side yard setback _____

PROPOSED

Front yard setback _____
 Rear yard setback _____
 Side yard setback _____
 Side yard setback _____

10. Date of Acquisition of subject land: DEC 02,2021

11. Existing uses of subject property: IMMIGRATION, REAL ESTATE , MORTGAGE

12. Proposed uses of subject property: IMMIGRATION OFFICE(PROFESSIONALS OFFICE)

13. Existing uses of abutting properties: IMMIGRATION, REAL ESTATE, LAW FIRM, PHARMACY, KITCHEN CAIBNETS, RETAURANTSAND WAREHOUSE ETC

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: 4 YEARS

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 _____

Robinder Singh Jaswal
 Signature of Applicant(s) or Authorized Agent

DATED AT THE 13th OF March, 2026
 THIS _____ DAY OF _____, 20____.

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, Robinder Singh Jaswal 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 13 DAY OF
March, 2026

 A Commissioner etc.

Gagandeep Jaswal
 a Commissioner, etc.,
 Province of Ontario,
 for the Corporation of the
 City of Brampton
 Expires September 20, 2026
Robinder Singh Jaswal
 Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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 _____
 Date Application Deemed Complete by the Municipality March 13, 2026

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 201 203 -7958 TOBRAM RD BRAMPTON L6T 5A2

I/We. JAGDIP Singh UPPAL, RAJVINDER SINGH
please print/type the full name of the owner(s)

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

PAVNEET KAUR NOBLE PRIME SOLUTIONS LTD)

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 02, 2026

Jagdeep Uppal, Rajvinder Singh

(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.

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. 201-203 -7956 TOBRAM RD BRAMPTON L6T 5A2

I/We. JAGDIP Singh UPPAL RAJVINDER SINGH
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 11 day of 02, 2026

Jagdeep Uppal, Rajvinder Singh

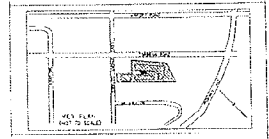
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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

DRAFT PLAN OF
STANDING PROVISIONS OF
PART OF LOT 24
REGISTERED PLAN M-94
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE
SCALE 1" = 300'
R. AUS SURVEYING INC.
MCS-10-01-01 AND 02-01-01 (REV. 10/14) WITH AMENDMENTS
FOR RE-REGISTERED PLAN M-94



PLAN IS NOT BEING MADE (BASED ON 2014)
SEE DRAFT PLAN M-94 FOR THE LOCATION OF THE PROJECT
THE DRAFT PLAN IS NOT BEING MADE FOR THE PROJECT
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NOTES AND LEGEND
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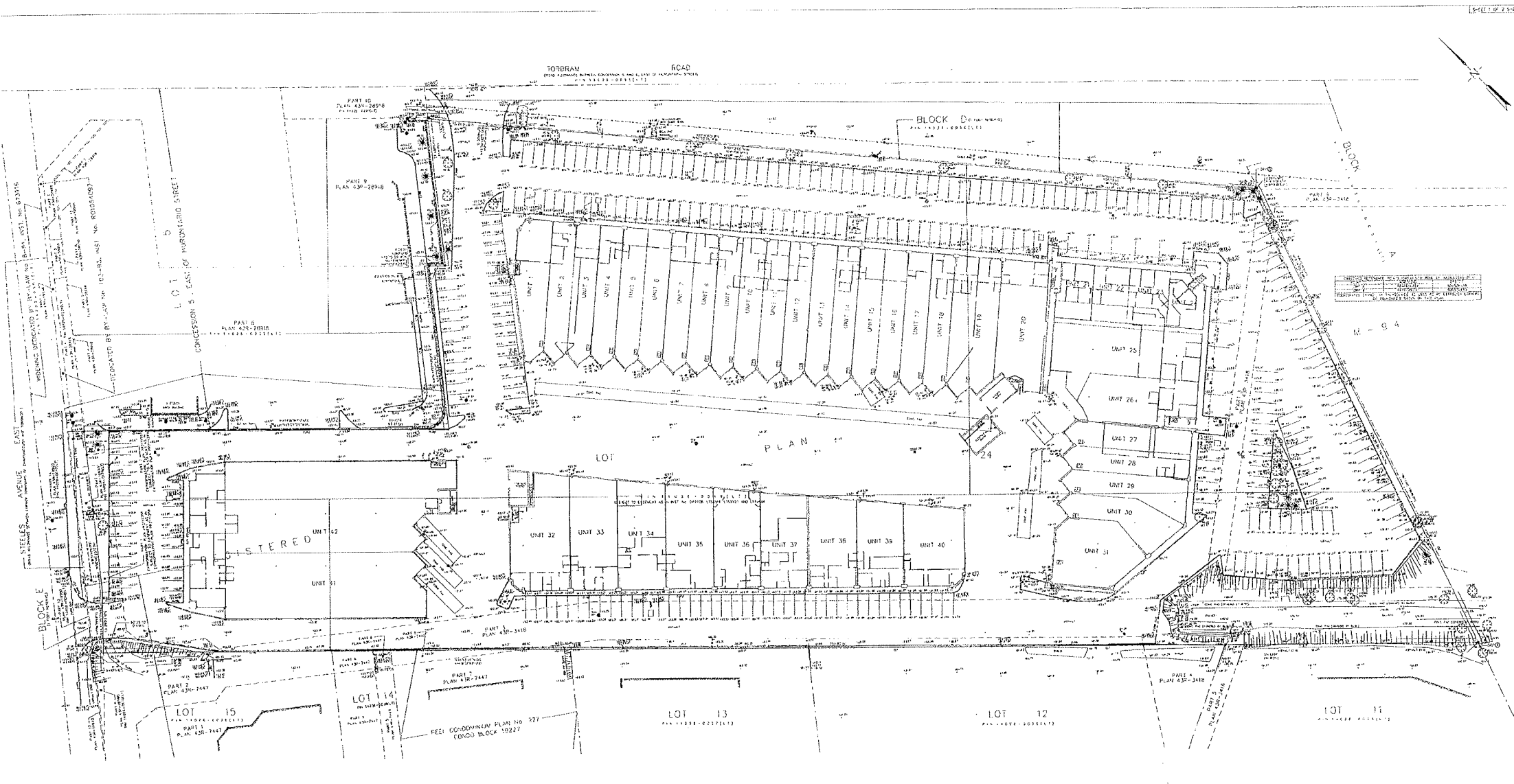
SITE STATISTICS
TOTAL AREA: 10,000 SQ. FT.
TOTAL AREA: 10,000 SQ. FT.
TOTAL AREA: 10,000 SQ. FT.

MUNICIPAL ADDRESS: 2300 & 2350 STALLS AVENUE AND
7355 TORBRAM ROAD

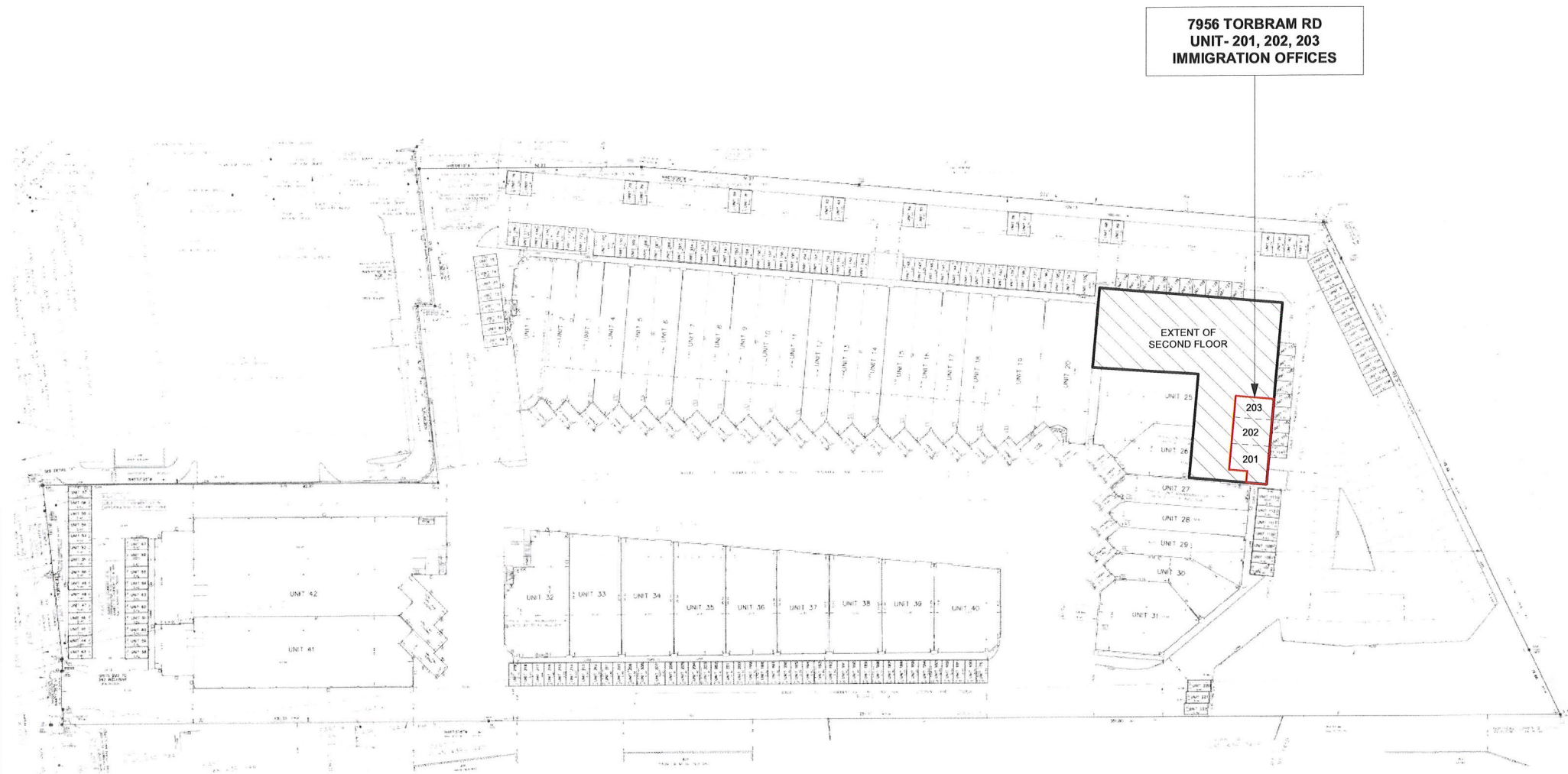
OWNER'S CERTIFICATE
I HEREBY CERTIFY TO THE SUBMISSION OF THIS PLAN FOR APPROVAL
OWNER: R.D. TORBRAM STALLS INC.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE MEASUREMENTS OF THE LOTS TO BE SUBMITTED HEREIN
TO THE PLAN AND THE PLANNING TO THE SURVEYOR HAVE BEEN MADE
AND REPORTED TO ME.

DRAWN BY: [Name]
CHECKED BY: [Name]



PLAN MEN SHOWING
COMMERCIAL UNITS 1 TO 42 INCLUSIVE
OF LEVEL 1



7956 TORBRAM RD
UNIT- 201, 202, 203
IMMIGRATION OFFICES

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGN/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

SITE PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Tanvir Rai

FIRM	BCIN
Noble Prime Solutions Ltd	118716

MAR 18/24

01 ISSUED FOR PERMIT	MAR 18/24
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ADDRESS:
7956 TORBRAM RD
(UNIT 201,202,203)
BRAMPTON, ON

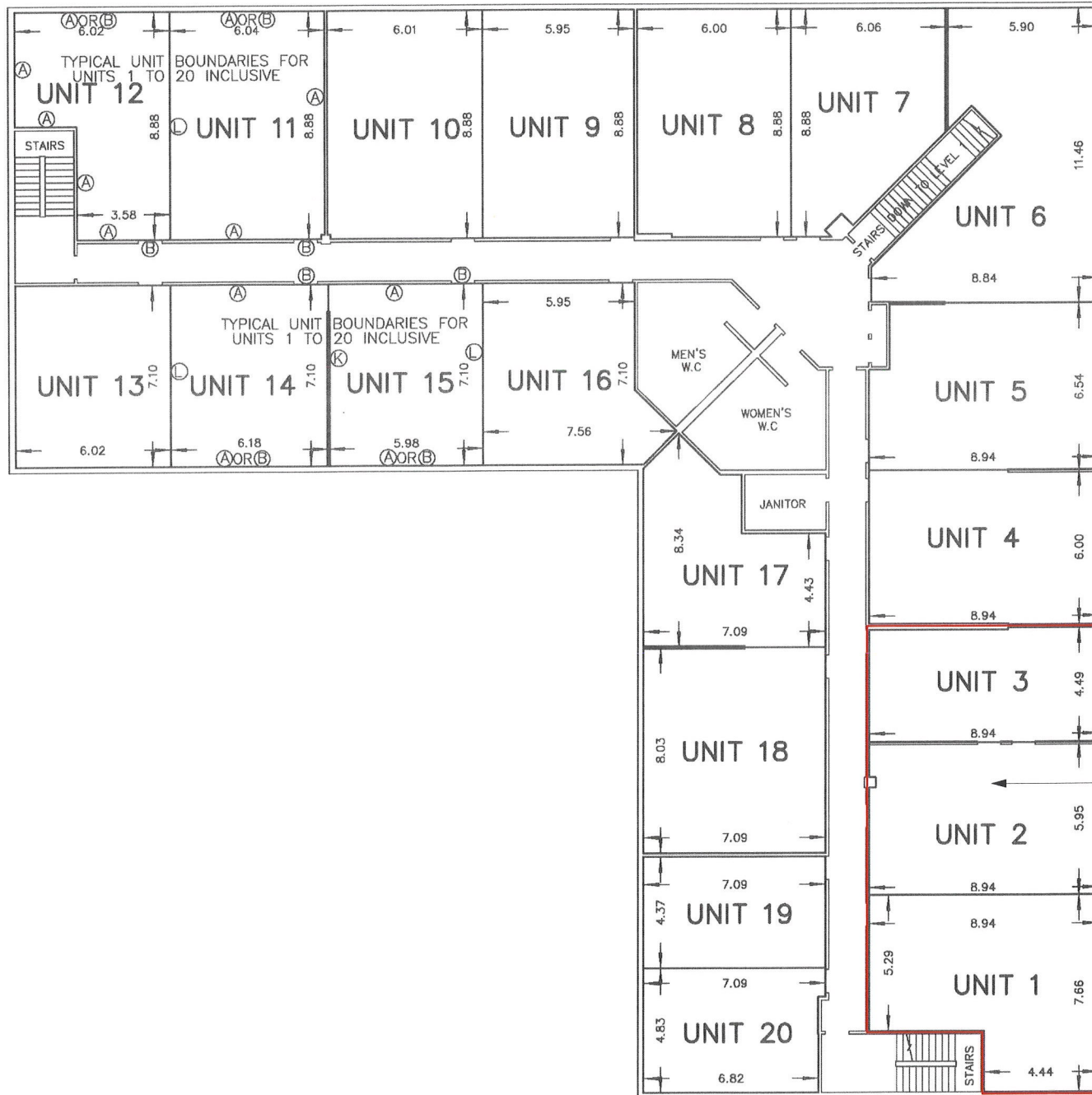
DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER: 24C-29651	

NOBLE PRIME SOLUTIONS LTD



DATE: MAR 18/24	PIWG No:
SCALE: 1 1/2" = 1'-0"	A2.5

GROSS FLOOR AREA: 1,709 SF (158.77 SQM)



7956 TORBRAM RD
 UNIT- 201, 202, 203
 IMMIGRATION OFFICES

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

LOCATION OF UNIT ON FLOOR
 (SECOND FLOOR PLAN)

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
 (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

[Signature]

FIRM	BCIN
Noble Prime Solutions Ltd	118716

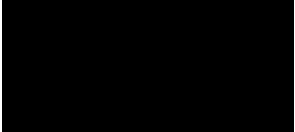
MAR 18/24

01 ISSUED FOR PERMIT	MAR 18/24
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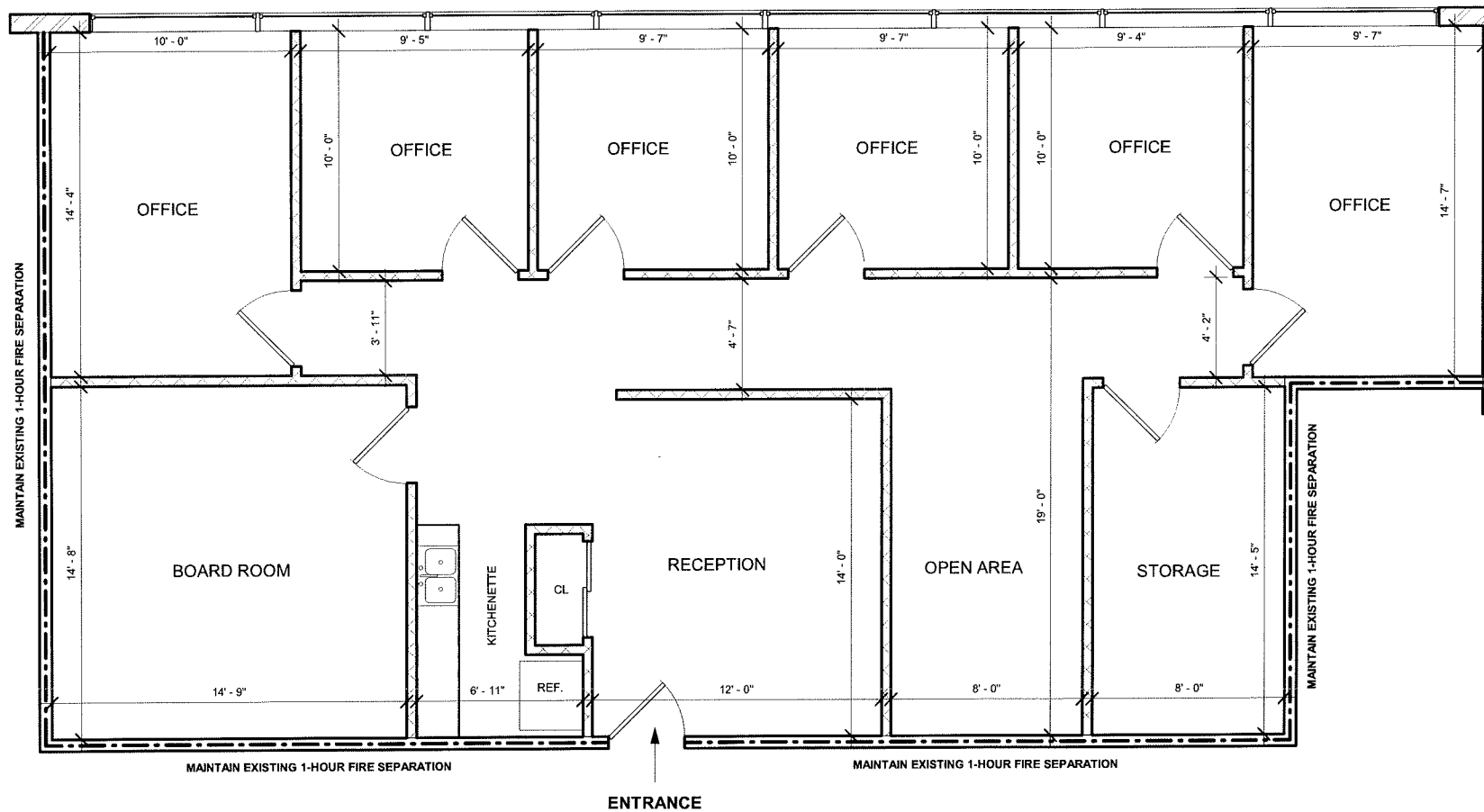
ADDRESS:
 7956 TORBRAM RD
 (UNIT 201,202,203)
 BRAMPTON, ON

DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER:	24C-29651

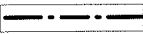


NOBLE PRIME SOLUTIONS LTD



DATE: MAR 18/24	DWG No:
SCALE:	A2.8



COMBINED GROSS FLOOR AREA = 1,709 SF (158.77 SQM)
(UNITS 201,202,203)

LEGEND	
	EXISTING FIRE SEPARATION TO REMAIN
	NEW SURFACE WALL MOUNTED FIRE EXTINGUISHER 'FE' AS SPECIFIED. CO-ORDINATE LOCATION AND MOUNTING HEIGHT WITH FIRE MARSHALL AND BUILDING INSPECTOR. TYPICAL.
	FIRE ALARM BELL

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
 (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Tanvir Rai

FIRM	BCIN
Noble Prime Solutions Ltd	118716

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ADDRESS:
 7956 TORBRAM RD
 (UNIT 201,202,203)
 BRAMPTON, ON

NOBLE PRIME SOLUTIONS LTD



FLOOR PLAN

DRAWN BY: NK	CHECKED BY: TR
PROJECT NUMBER: 24C-29651	

01	ISSUED FOR PERMIT	MAR 18/24
MAR 18/24		

DATE: MAR 18/24	DWG. No:
SCALE: 3/16" = 1'-0"	A3

Letter of Use

Subject Property: 7956 Torbram Rd Unit 201, 202 & 203, Brampton ON

Prepared By: Noble Prime Solutions Ltd (Applicant)

Date: 26 February, 2026

We are submitting this application to request a Minor Variance to permit Professional Office use at 7956 Torbram Road, Units 201, 202, and 203, as Professional Office use is currently not permitted under the applicable Zoning By-law.

The subject property contains an existing two-storey building that is presently used for office purposes. The building includes multiple finished office units that are currently occupied for general office use.

We propose to utilize three existing second-floor units – Units 201, 202, and 203 – for an Immigration Consultant office. We have been advised that this use is classified as a Professional Office due to licensing requirements associated with the profession and is therefore not permitted under the current zoning designation.

The subject units are already fully constructed, finished, and operating as office space. No interior or exterior alterations are proposed. The application is solely to permit a change in use from General Office to Professional Office.

A floor plan identifying Units 201, 202, and 203 has been attached for reference.

It is our understanding that no additional parking is required, as the proposed change in use from General Office to Professional Office does not alter the applicable parking ratio under the Zoning By-law.

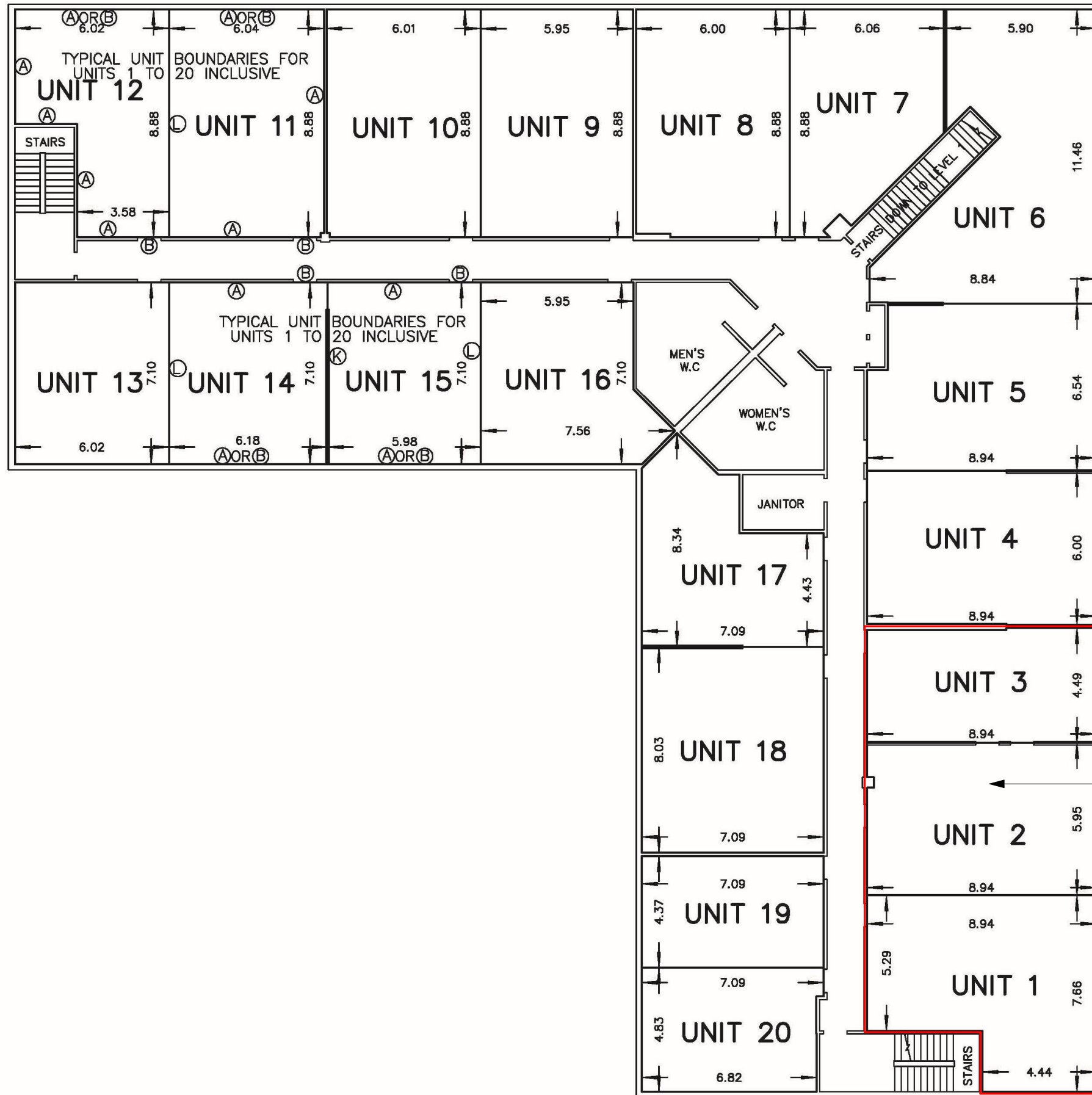
We respectfully request approval of this Minor Variance application. Should additional information be required, we remain available to support this application.

Sincerely,



Tanvir Rai

Noble Prime Solutions Ltd



THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

LOCATION OF UNIT ON FLOOR
(SECOND FLOOR PLAN)

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(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

FIRM	BCIN
Noble Prime Solutions Ltd	118716

MAR 18/24

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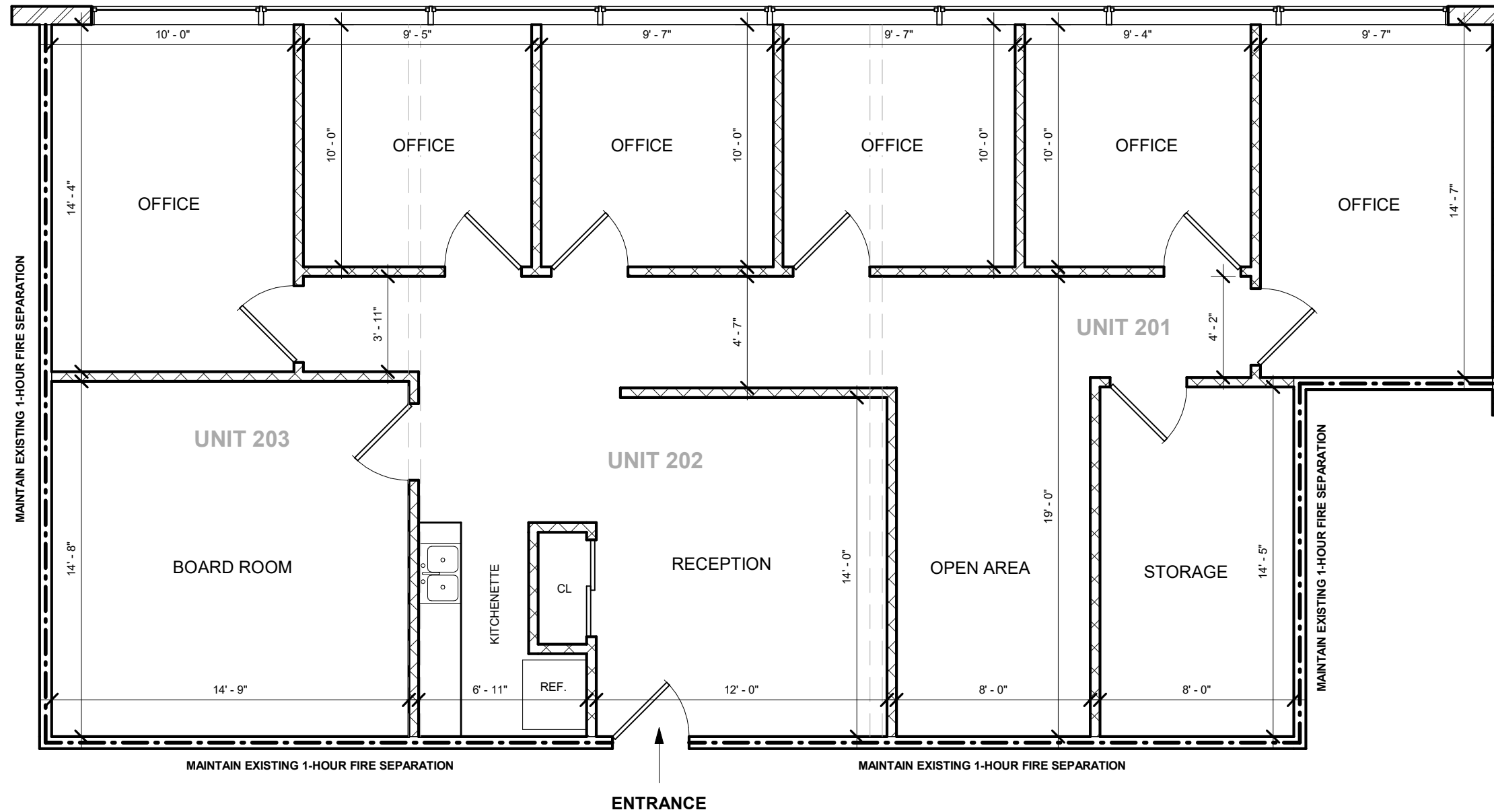
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7956 TORBRAM RD
(UNIT 201,202,203)
BRAMPTON, ON

DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER:	24C-29651

NOBLE PRIME SOLUTIONS LTD

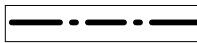




DATE: MAR 18/24	DWG No:
SCALE:	A2.8



COMBINED GROSS FLOOR AREA = 1,709 SF (158.77 SQM)
(UNITS 201,202,203)


LEGEND

 EXISTING FIRE SEPARATION TO REMAIN
  NEW SURFACE WALL MOUNTED FIRE EXTINGUISHER 'FE' AS SPECIFIED. CO-ORDINATE LOCATION AND MOUNTING HEIGHT WITH FIRE MARSHALL AND BUILDING INSPECTOR. TYPICAL.
  FIRE ALARM BELL

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer


THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

QUALIFICATION INFORMATION
 (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

ADDRESS:
 7956 TORBRAM RD
 (UNIT 201,202,203)
 BRAMPTON, ON

01	ISSUED FOR PERMIT	MAR 18/24
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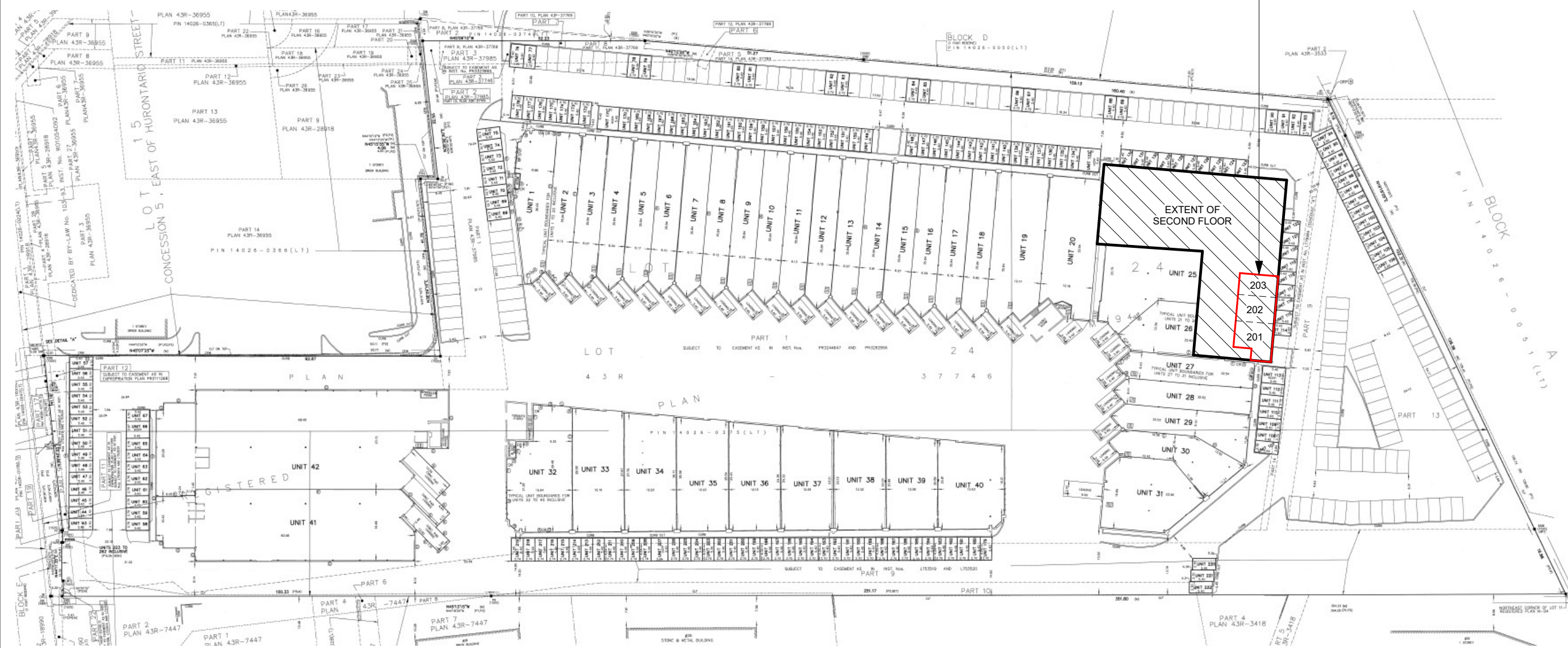
NOBLE PRIME SOLUTIONS LTD


DATE:	MAR 18/24	DWG No:	A3
SCALE:	3/16" = 1'-0"		

FLOOR PLAN

DRAWN BY: NK
 CHECKED BY: TR
 PROJECT NUMBER: 24C-29651

**7956 TORBRAM RD
UNIT- 201, 202, 203
IMMIGRATION OFFICES**



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

S. Ra

FIRM	BCIN
Noble Prime Solutions Ltd	118716

MAR 18/24

01 ISSUED FOR PERMIT	MAR 18/24
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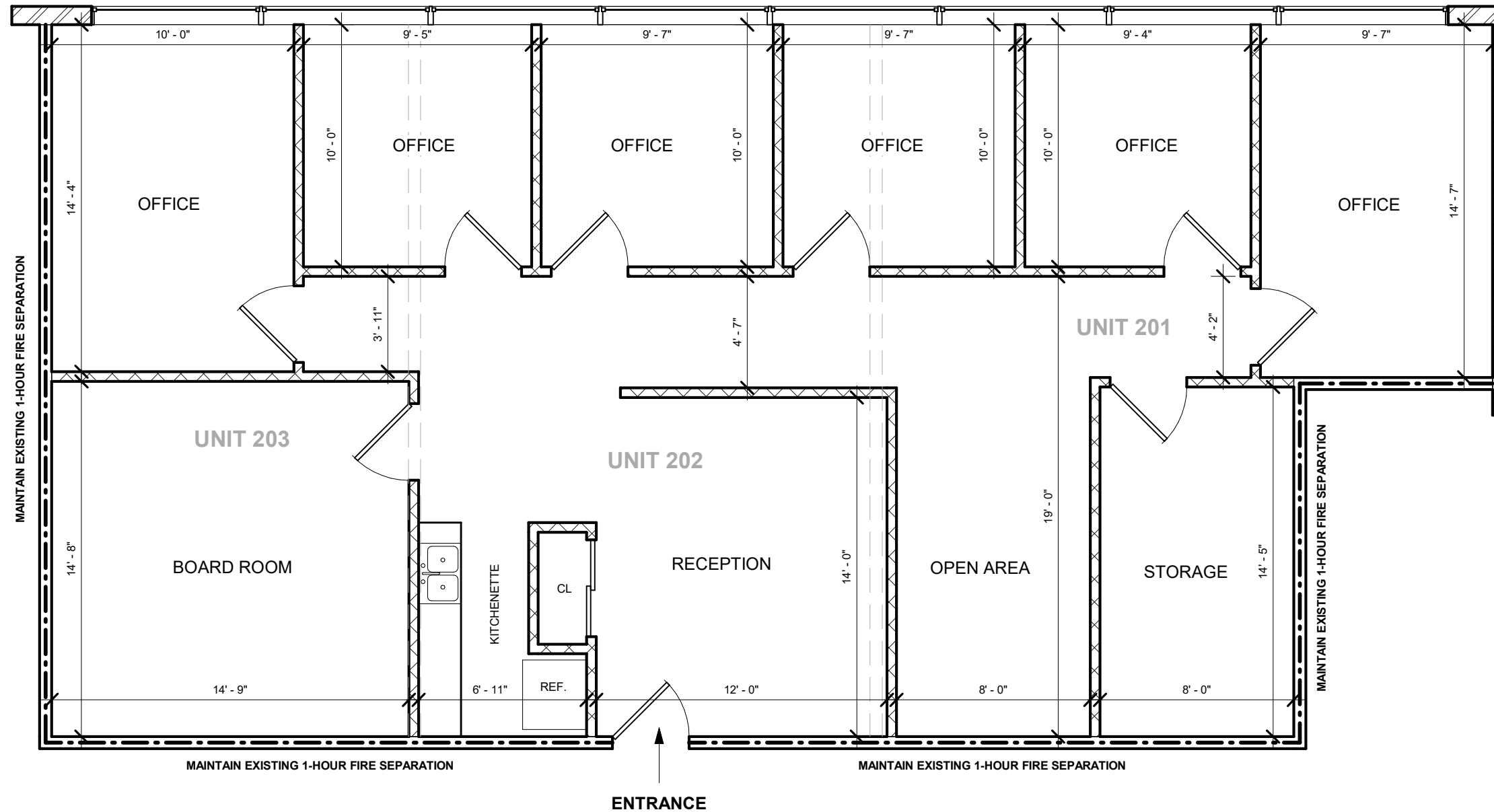
ADDRESS:
7956 TORBRAM RD
(UNIT 201,202,203)
BRAMPTON, ON

DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER: 24C-29651	

NOBLE PRIME SOLUTIONS LTD

DATE: MAR 18/24	DWG No: A2.5
SCALE: 1 1/2" = 1'-0"	

GROSS FLOOR AREA: 1,709 SF (158.77 SQM)



COMBINED GROSS FLOOR AREA = 1,709 SF (158.77 SQM)
(UNITS 201,202,203)

LEGEND

--- EXISTING FIRE SEPARATION TO REMAIN
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QUALIFICATION INFORMATION
 (Required unless design is exempted under 3.2.5 Division C of OBC)

ADDRESS:
 7956 TORBRAM RD
 (UNIT 201,202,203)
 BRAMPTON, ON

DESIGNER BCIN
 Tanvir Rai 103482

[Signature]

FIRM BCIN
 Noble Prime Solutions Ltd 118716

01 ISSUED FOR PERMIT MAR 18/24

NOBLE PRIME SOLUTIONS LTD

FLOOR PLAN

DRAWN BY: NK CHECKED BY: TR
 PROJECT NUMBER: 24C-29651

MAR 18/24

DATE: MAR 18/24 DWG No: A3
 SCALE: 3/16" = 1'-0"

Zoning Non-compliance Checklist

File No.

A-2026-0016

Applicant: 2863615 ONTARIO INC (JAGDEEP SINGH UPPAL, RAVINDER SINGH)

Address: 7956 Torbram Rd, Brampton, ON L6T 5A2

Zoning: Industrial – M1

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit an office use for licensed professionals (immigration services professionals) to operate from units 201, 202, and 203.	Whereas the by-law does not permit the use.	ZBL 31.1, 30.0
0LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2026-03-06

Date