

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **WAHEGURU EMPIRE INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block O, Plan M-286, Parts 1, 2, Plan 43R-22070 municipally known as **2 LOWRY DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a place of commercial recreation (basketball/badminton courts) as a permitted use whereas the by-law does not permit a place of commercial recreation.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 20, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

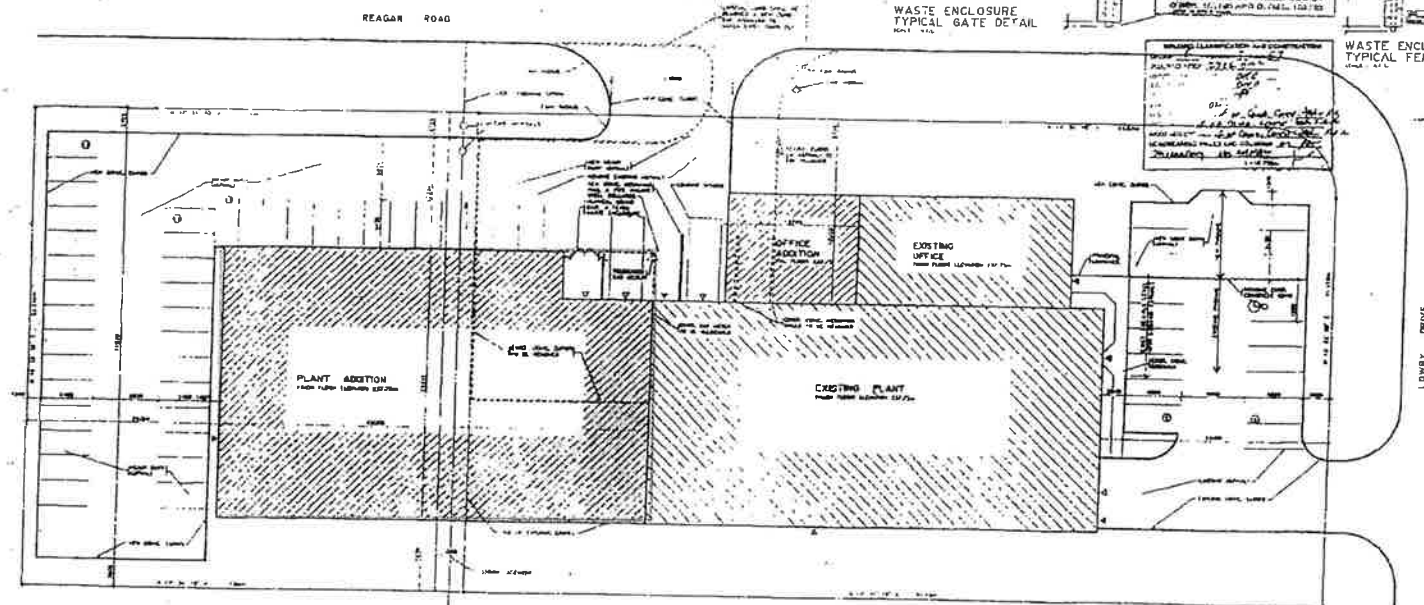
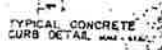
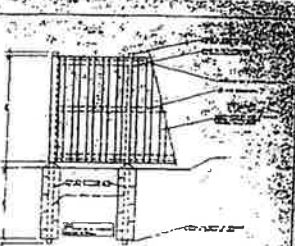
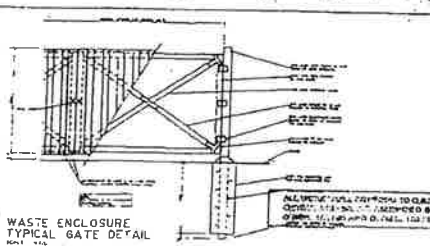
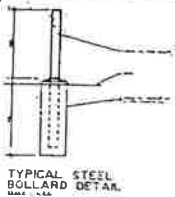
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 8th Day of June, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



ENGINEERING AND CONSULTING
 PROFESSIONAL DESIGN
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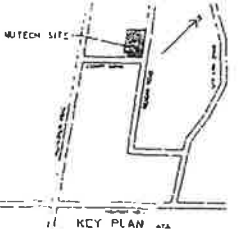
SITE PLAN
 PART OF BLOCK O
 REGISTERED PLAN M-286
 CITY OF DRAUGHTON
 REGIONAL MUNICIPALITY
 OF PEELE

SITE DATA:
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USE DATA:
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SOFT ELEVATION - SETTING DISTANCE
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HIGH ELEVATION - SETTING DISTANCE
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SCHIEDEL
 CONSTRUCTION INC.
 ...
NUTECH
 ENGINEERING INC.
 ...
 SITE PLAN
 FREE SPYBROOK

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **June 20, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 15, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, June 15, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, June 15, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **4:30 pm Thursday, June 15, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



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)** Waheguru Empire Inc
Address 2 Lowry Drive, Brampton, ON L7A 1C4

Phone # 416-457-8571 **Fax #** 647-946-2171
Email waheguruempireinc@gmail.com

2. **Name of Agent** N/A
Address _____

Phone # _____ **Fax #** _____
Email _____

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

To allow recreation facility (basketball courts) in the existing warehouse space of 1315 SM

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

Existing Zoning list M4(a) does not have this use listed.

5. **Legal Description of the subject land:**
Lot Number PL M286 PT BLK O RP 43R13684 PARTS 1,2 RP 43R22070 1,2
Plan Number/Concession Number _____
Municipal Address 2 Lowry Drive, Brampton Ontario L7A 1C4

6. **Dimension of subject land (in metric units)**
Frontage 51.49 M
Depth 34.54 M
Area 1315 SM

7. **Access to the subject land is by:**

Provincial Highway <input type="checkbox"/> Municipal Road Maintained All Year <input checked="" type="checkbox"/> Private Right-of-Way <input type="checkbox"/>	Seasonal Road <input type="checkbox"/> Other Public Road <input type="checkbox"/> Water <input type="checkbox"/>
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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.)

Brick and Steel Warehouse building.
Single story
Area= 1315 SM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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 N/A
Rear yard setback N/A
Side yard setback N/A
Side yard setback N/A

PROPOSED

Front yard setback N/A
Rear yard setback N/A
Side yard setback N/A
Side yard setback N/A

10. Date of Acquisition of subject land: DEC 13th 2022

11. Existing uses of subject property: Warehouse

12. Proposed uses of subject property: Basketball Court for youth

13. Existing uses of abutting properties: Warehouse

14. Date of construction of all buildings & structures on subject land: 1988

15. Length of time the existing uses of the subject property have been continued: 34 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 _____

Balbirsingh
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF _____ OF MISSISSAUGA

THIS 28TH DAY OF FEBRUARY, 2023.

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, BALBIR BHARWALIA, OF THE CITY OF _____ OF MISSISSAUGA

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 MISSISSAUGA

IN THE REGIONAL MUNICIPALITY OF

PEEL THIS 28TH DAY OF

FEBRUARY, 2023.

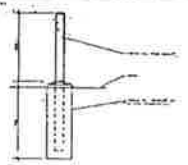
[Signature]
A Commissioner etc.

Balbirsingh
Signature of Applicant or Authorized Agent

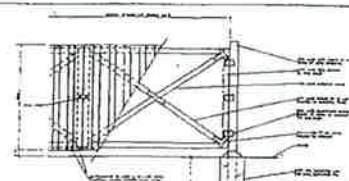
Submit by Email

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	M4A - 186
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>HOTHI S.</u> Zoning Officer	<u>MAR 02 2023</u> Date

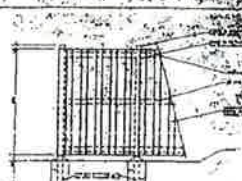
DATE RECEIVED March 9, 2023
Date Application Deemed Complete by the Municipality _____



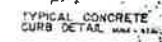
TYPICAL STEEL BOLLARD DETAIL



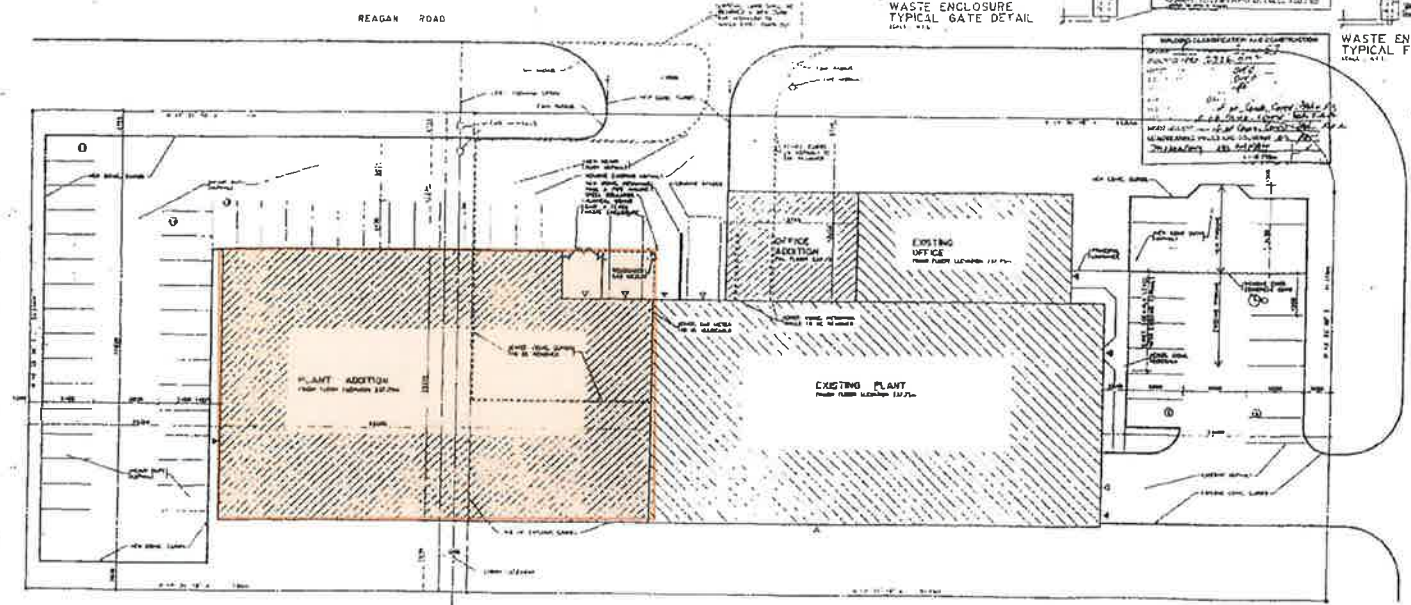
WASTE ENCLOSURE TYPICAL GATE DETAIL



WASTE ENCLOSURE TYPICAL FENCE DETAIL



TYPICAL CONCRETE CURB DETAIL



NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BRAMPTON ZONING BY-LAW AND THE NATIONAL BUILDING CODE.
2. THE EXISTING OFFICE SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE.
3. THE PLANT ADDITION SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE.
4. THE OFFICE ADDITION SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE.
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- STANDARD SPECIFICATIONS**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BRAMPTON ZONING BY-LAW AND THE NATIONAL BUILDING CODE.
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SITE PLAN
PART OF BLCK D
REGISTERED PLAN M-286
CITY OF BRAMPTON
REGIONAL MUNICIPALITY
OF PEEL

SITE DATA:

SITE AREA:
TOTAL AREA: 10,000 SQ. FT.
TOTAL COVERED AREA: 5,000 SQ. FT.
TOTAL UNCOVERED AREA: 5,000 SQ. FT.

EXISTING OFFICE:
TOTAL AREA: 1,000 SQ. FT.
TOTAL COVERED AREA: 1,000 SQ. FT.
TOTAL UNCOVERED AREA: 0 SQ. FT.

OFFICE ADDITION:
TOTAL AREA: 1,000 SQ. FT.
TOTAL COVERED AREA: 1,000 SQ. FT.
TOTAL UNCOVERED AREA: 0 SQ. FT.

PLANT ADDITION:
TOTAL AREA: 8,000 SQ. FT.
TOTAL COVERED AREA: 8,000 SQ. FT.
TOTAL UNCOVERED AREA: 0 SQ. FT.

LANDSCAPING:
REFER TO LANDSCAPE PLAN FOR THE LANDSCAPE DESIGN.

SITE DRAINAGE PLAN:
REFER TO SITE DRAINAGE PLAN FOR THE DRAINAGE DESIGN.

PERMITS:
NO PARKING SPACES PROVIDED BY THIS PLAN.

SOUTH ELEVATION SETTING DISTANCE:

EXISTING OFFICE: 10 FT.
OFFICE ADDITION: 10 FT.
PLANT ADDITION: 10 FT.

WEST ELEVATION SETTING DISTANCE:

EXISTING OFFICE: 10 FT.
OFFICE ADDITION: 10 FT.
PLANT ADDITION: 10 FT.



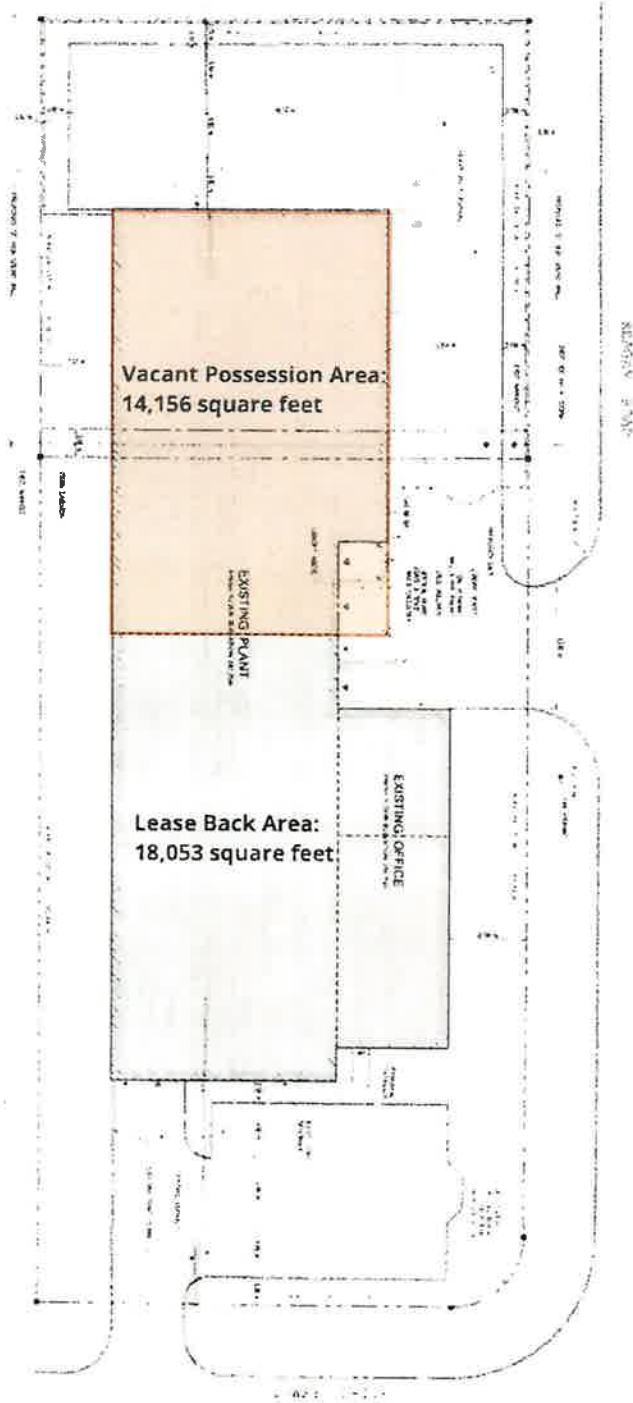
SCHIEDEL
CONSTRUCTION CORPORATION
GENERAL CONTRACTOR/PROJECT MANAGER

NUTECH ENGINEERING INC.
ENGINEERING DESIGN

SITE PLAN
FILE SP88007

Schedule C – Lease-Back Premises

152' 8"
50' 50'
14367
354'
51' 51'
972'
30641
65' 42' 01"



Exact Square Footage To Be Confirmed and Agreed Upon In The Lease.

bb

05
Bk

THIS PLAN IS VALID ONLY IF THE SURVEY IS COMPLETED BY THE DATE STATED THEREON

REGAN ROAD

67 PLAN M - 286
PL 10/08/08 R37

PLAN OF SURVEY OF
PART OF BLOCK O
PLAN M - 286
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500

BENNETT YOUNG LIMITED
PROFESSIONAL LAND SURVEYORS

NOTES:
THIS PLAN WAS PREPARED FOR THE USE OF THE FOLLOWING PURPOSES:

CONVEYANCE AND ASSIGNMENT OF ALL RIGHTS AND INTERESTS IN THE LAND SHOWN HEREON TO THE PARTIES NAMED IN THE PLAN OF THIS SURVEY AND NO OTHER PURPOSES.

LEGEND

- #1 PL 10/08/08 R37
- #2 PL 10/08/08 R37
- #3 PL 10/08/08 R37
- #4 PL 10/08/08 R37
- #5 PL 10/08/08 R37
- #6 PL 10/08/08 R37
- #7 PL 10/08/08 R37
- #8 PL 10/08/08 R37
- #9 PL 10/08/08 R37
- #10 PL 10/08/08 R37

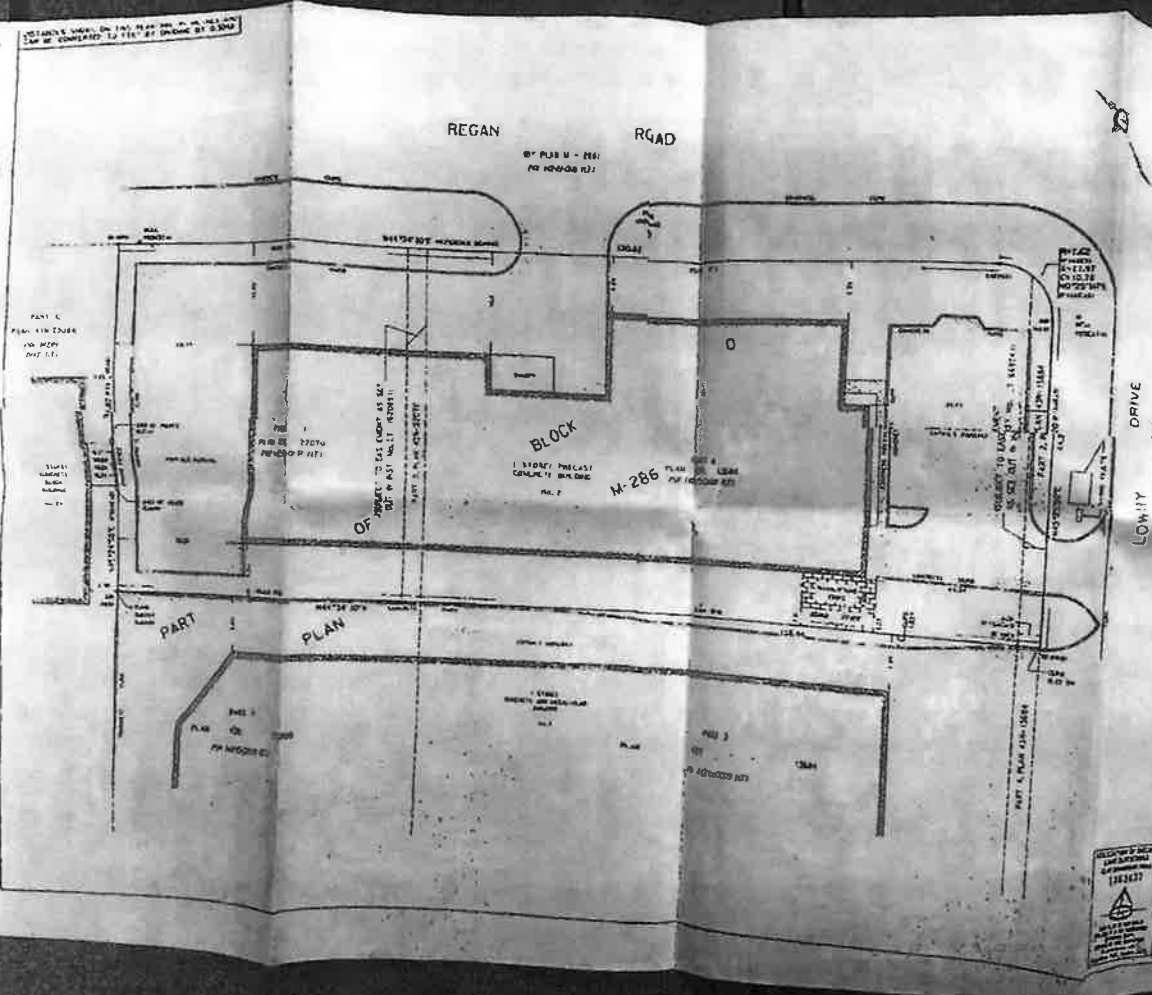
SURVEYOR'S CERTIFICATE

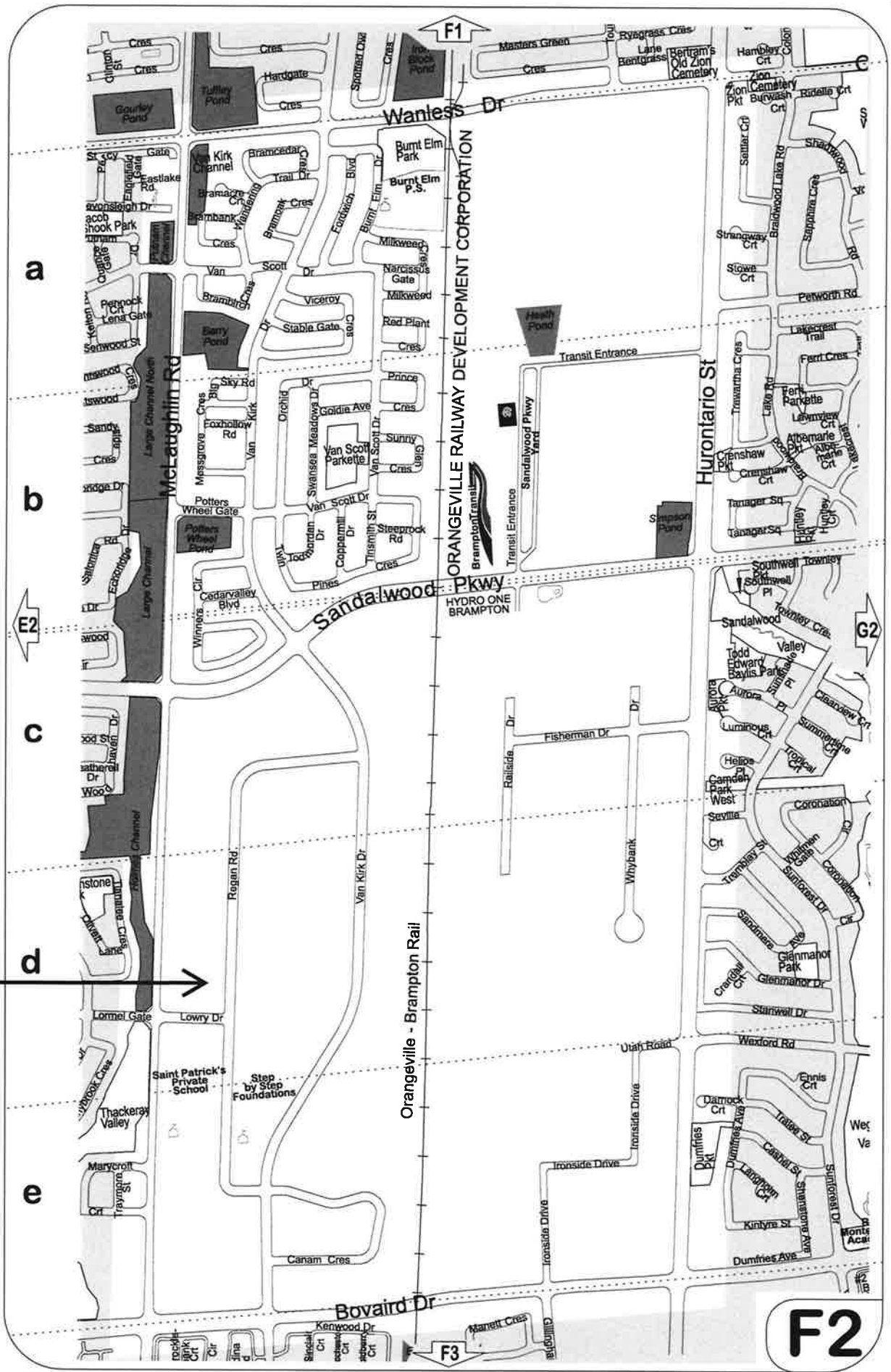
1. THIS SURVEY AND PLAN ARE COMPLETE AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF JULY, 2008.

DATE: 25 JUL 2008

BENNETT YOUNG LIMITED
PROFESSIONAL LAND SURVEYORS

1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-1111 FAX: (416) 291-1112





A-2023-0065

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