

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0282
Property Address: 16-10 LIGHTBEAM TERR
Legal Description: PLAN M-2002, BLOCK 8616-10 LIGHTBEAM TERR
Agent: CHETAN DALAL
Owner(s): TEN LIGHTBEAM PROPERTY INC., C/O RAJKUMAR GANHI
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, OCTOBER 3, 2023, at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. TO PERMIT A RETAIL AREA OF 37.88 % OF THE TOTAL GROSS FLOOR AREA OF THE ASSOCIATED USE, WHEREAS THE BYLAW PERMITS A MAXIMUM RETAIL AREA OF 15% OF THE TOTAL GROSS FLOOR AREA OF THE ASSOCIATED USE.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **12:00 pm on Friday, September 29, 2023**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Friday, September 29, 2023**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

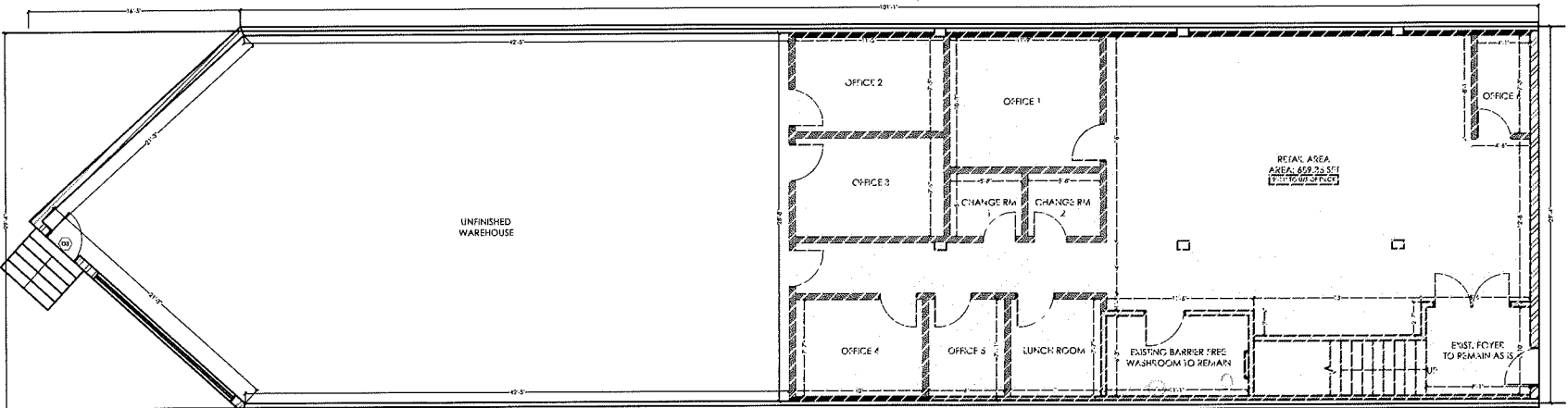
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 20th day of September 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



PROPOSED GROUND FLOOR PLAN
SCALE: 1:125
AREA STATISTICS:
GROUND FLOOR AREA = 3212.29 SFT / 298.42 SM
EXISTING MEZZANINE FLOOR AREA = 1154.19 SFT / 107.22 SM (INCLUDING COVD. MEZZANINE AREA = 228 SFT / 21.9 SM)
TOTAL GROSS FLOOR AREA = 4366.48 SFT / 405.64 SM
PERMITTED RETAIL AREA (15% OF TOTAL G.F.A.) = 654.97 SFT / 60.84 SM
PROPOSED RETAIL AREA = 1654.31 SFT / 153.68 SM (37.88%)

REQUESTED VARIANCE:
1: TO ALLOW A MAXIMUM RETAIL AREA OF 37.88% (1654.31 SFT / 153.68 SM) WHEREAS THE BYLAW ALLOW A MAXIMUM 15% OF RETAIL AREA OF THE TOTAL G.F.A.
***NOTE: THIS FLOOR PLAN IS ONLY FOR MINOR VARIANCE APPLICATION.**

GENERAL NOTES

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- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS.



PROJECT NORTH



TRUE NORTH

ENGINEER

ARCHITECT

NO	REVISION/ISSUE	DATE

JOB NAME:

LOCATION:
UNIT #16, 10 LIGHTBEAM TR.,
BRAMPTON, ON

DRAWING:
PROPOSED GROUND FLOOR PLAN

DRAWN BY:
DATE: 22/08/2023
SCALE: 1:125

SHEET:
A3

FILE NUMBER: A-2023-0282

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)

Ten Lightbeam Property Inc. (Rajkumar Gandhi)

Address

#16-10 lightbeam terrace, Brampton, L6Y0R4 , ON

Phone #

647-987-4025

Fax #

Email

GANDHI.LAKSHAY@GMAIL.COM
2.

Name of Agent

Chetan Dalal

Address

67 Education Rd., Brampton, L6P3P3, ON

Phone #

6475125278

Fax #

Email

contact@jnddesignstudio.ca
3.

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

Proposal to request 37.82% of the total G.F.A to be used as retail area whereas the bylaw allows a maximum of 15% of total G.F.A to be used as a retail area.
4.

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

We are proposing 37.82% of the total G.F.A to be used as retail area however the maximum permitted retail area is 15% of the total Gross Floor Area (G.F.A)as per the bylaw.
5.

Legal Description of the subject land:

Lot Number

Plan Number/Concession Number

PLAN M2002 BLK 86

Municipal Address

16-10 LIGHTBEAM TERR.

6.

Dimension of subject land (in metric units)

Frontage

8.93M

Depth

30.81M

Area

298.42 SM

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.)

Office/Warehouse Unit: Ground Floor Area - 298.42 SM

Gross Floor Area: 406.30 SM (Including Mezzanine)

Number of Storeys: 1

Width: 8.93M

Depth: 30.81M

Height: 8.81M to underside of deck from unfinished warehouse(3.02 Ground Floor Area)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Interior alteration to an existing ground floor warehouse.

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 setbackAs Existing

Rear yard setbackAs Existing

Side yard setbackNA

Side yard setbackNA

PROPOSED

Front yard setbackAs Existing

Rear yard setbackAs Existing

Side yard setbackNA

Side yard setbackNA

10. Date of Acquisition of subject land:

11. Existing uses of subject property: Office/Warehouse

12. Proposed uses of subject property: Office/Retail + warehouse

13. Existing uses of abutting properties: Office/Warehouse

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☒

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 _____

Chutan Dalal
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 06 DAY OF September, 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, Chutan Dalal, 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

September, 2023.

Mercelyn Osayamen Osaze
A Commissioner etc.

Chutan Dalal
Signature of Applicant or Authorized Agent

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M4-2349

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

Todd Payne
Zoning Officer

Sept 6, 2023

Date

DATE RECEIVED

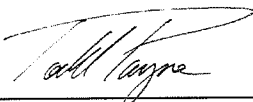
Sept 6, 2023

Zoning Non-compliance Checklist

File No.

Applicant: Ten Lightbeam Property Inc. (Rajkumar Gandhi)
Address: 16-10 Lightbeam Terrace
Zoning: M4-2349
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a retail area of 37.88% of the total gross floor area of the associated use	Whereas the By-law permits a maximum retail area of 15% of the total gross floor area of the associated use	2349.1(b)iii
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
OTHER –			



Reviewed by Zoning

Sept 6, 2023

Date