

**Application for Minor Variance**Section 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,  
4<sup>th</sup> 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](mailto: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](mailto: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](mailto: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.

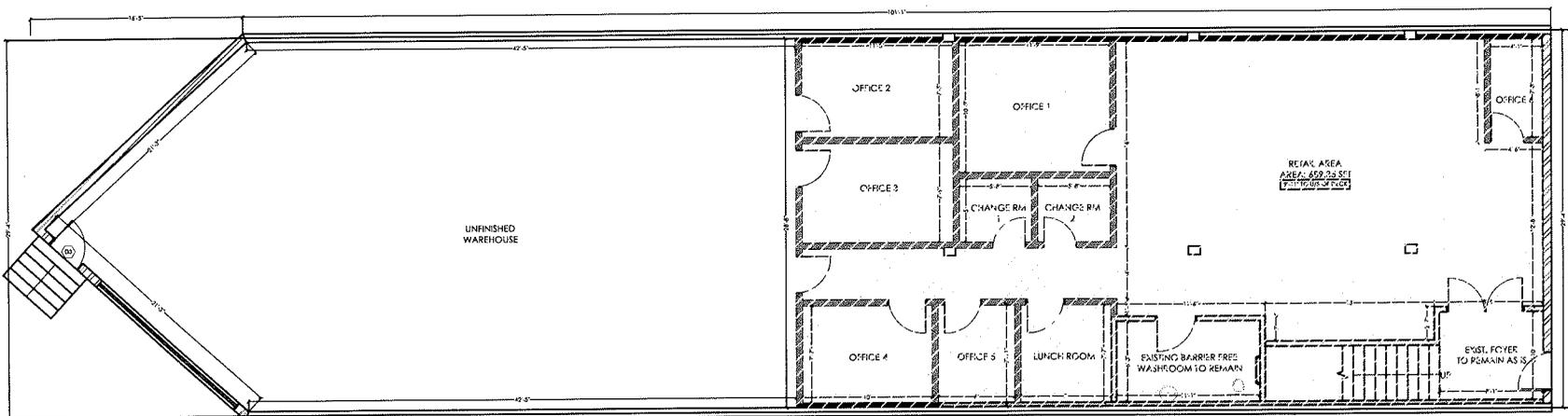
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information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



PROPOSED GROUND FLOOR PLAN  
 SCALE: 1:125

**AREA STATISTICS:**  
 GROUND FLOOR AREA = 3012.29 SFT / 278.42 SM  
 EXISTING MEZZANINE FLOOR AREA = 1154.19 SFT / 107.22 SM (INCLUDING COVID 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

SHEET:  
**A3**

SCALE: 1:125



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

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 setback As Existing  
Rear yard setback As Existing  
Side yard setback NA  
Side yard setback NA

**PROPOSED**

Front yard setback As Existing  
Rear yard setback As Existing  
Side yard setback NA  
Side yard setback NA

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  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 _____

*Osaze*

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, Clinton 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.

*Osaze*

Signature of Applicant or Authorized Agent

*[Signature]*

A Commissioner etc.

**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.

*[Signature]*

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

**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: #16-10 Lightbeam Terrace

I/We, RAJ KUMAR GANDHI  
please print/type the full name of the owner(s)

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

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 14 day of AUGUST, 2023.

x Raj Kumar Gandhi  
(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

LOCATION OF THE SUBJECT LAND: #16-10 Lightbeam Terrace

I/We, RAJ KUMAR GANDHI  
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 14 day of AUGUST, 2023.

x Raj Kumar Gandhi  
(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**