

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	A-2023-0378
Property Address:	2450 Queen Streets East
Legal Description:	Con 6 EHS Part Lot 6, RP 43R10152, Parts 1 to 3, 8
Agent:	Arcadis c/o Zara Altakawee
Owner(s):	ADA Pet Holdings Ltd.,
Other applications: under the <i>Planning Act</i>	nil
Meeting Date and Time:	Tuesday, January 23, 2024 at 9:30 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 vary Schedule 'C' Section 336 of the by-law to permit a proposed 10.4 square meter building addition located outside the approved building envelope, whereas the by-law requires that all buildings be constructed in accordance with Schedule 'C' Section 336 of the by-law.

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 **4:00 pm on Thursday, January 18, 2024**.
- 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 **4:00 pm on Thursday, January 18, 2024**, 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.

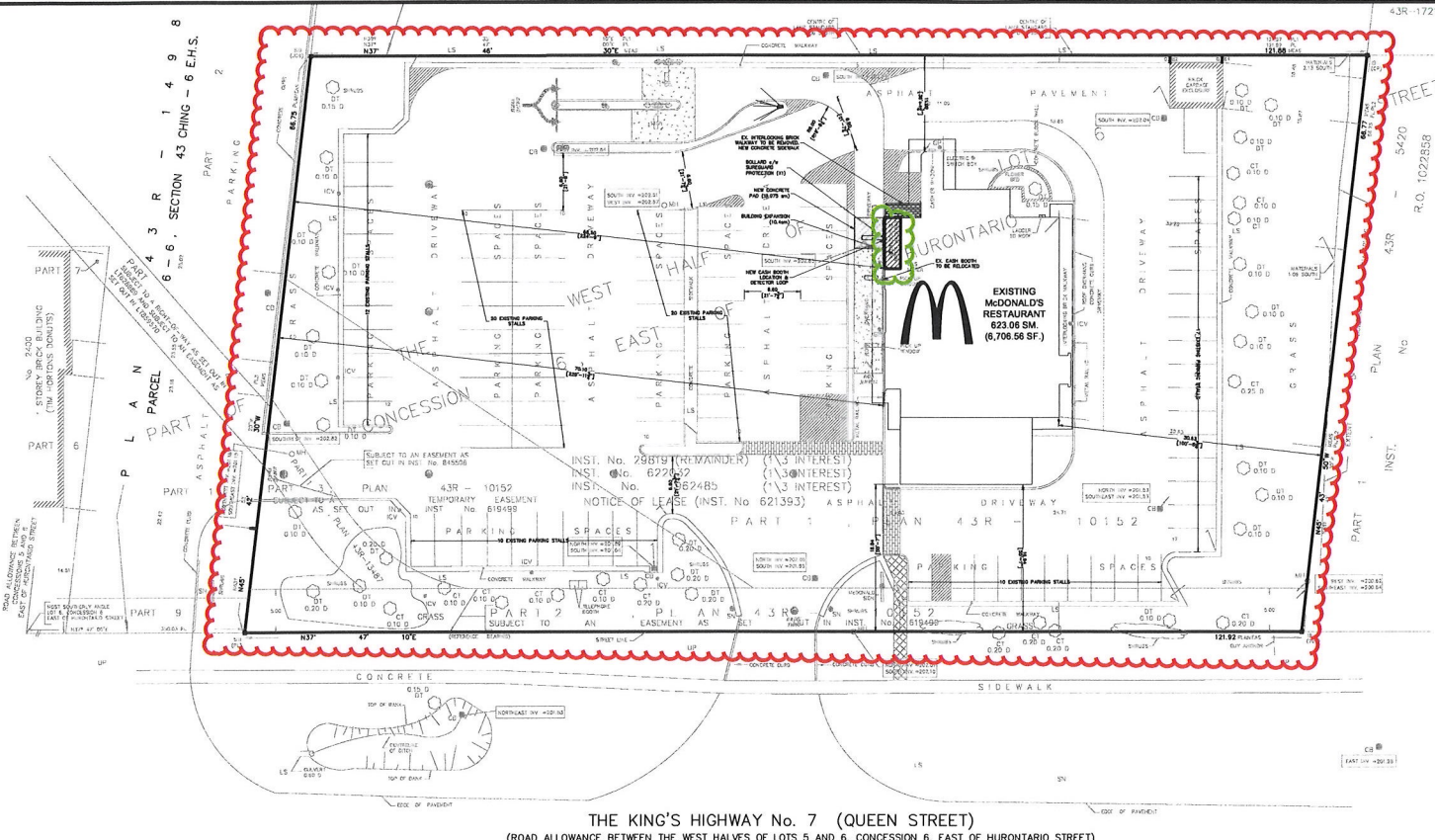
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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.

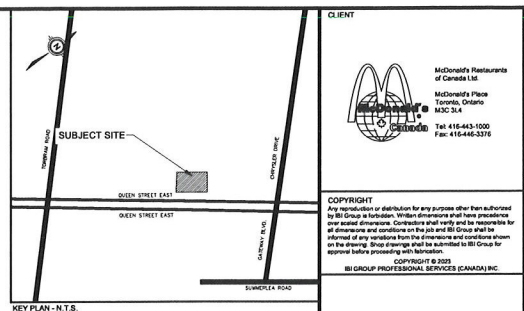
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 12th day of January 2024

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



THE KING'S HIGHWAY No. 7 (QUEEN STREET)
(ROAD ALLOWANCE BETWEEN THE WEST HALVES OF LOTS 5 AND 6, CONCESSION 6, EAST OF HURONTARIO STREET)



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Any reproduction or distribution for any purpose other than authorized by the Group is prohibited. The Group shall not be responsible for any errors or omissions. Contractors shall verify and be responsible for all dimensions and positions on the plan and the Group shall be responsible for any variations from the dimensions and conditions shown on the drawing. Drawings shall be submitted to the Group for approval before proceeding with construction.

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BII GROUP PROFESSIONAL SERVICES (CANADA) INC.

DATE	BY	DESCRIPTION
2023-11-03	2A	ISSUED FOR MINOR VARIANCE
		DRAWING ISSUE RECORD

DETAILS OF DEVELOPMENT			
	DATA	REQUIRED	PROPOSED
ZONING	HIGHWAY COMMERCIAL ONE - SECTION 336 (HC1-336)		
	FY	24.20m	16.94m (EX)
SETBACK	RY	16.80m	11.09m (EX)
	INT. SY 1	6.50m	30.63m (EX)
	INT. SY 2	6.50m	68.50m (EX)
LOT AREA	8,086.51 sq.m		
LOT FRONTAGE	2121.92 sq.m		
LOT WIDTH	121.90 m		
LOT DEPTH	66.77 m		
RESTAURANT AREA	612sq. m (EX)		
PROPOSED EXPANSION	10.4 sq.m		
TOTAL RESTAURANT AREA	622.4 sq.m		
LOT COVERAGE - BEFORE PROPOSED EXPANSION	612.66 sq.m = 7.57 %		
LOT COVERAGE - AFTER PROPOSED EXPANSION	623.06 sq.m = 7.70%		
SEATS	(EX)		
# OF LOADING SPACES	1		
LANDSCAPE AREA	2,144.56 sq.m		
GARAGE ENCLOSURE	DETACHED		
DT STACKING	16		
PARKING REQUIRED	97 SPACES		
PARKING PROVIDED	100 SPACES		

- NOTES**
- PARKING CALCULATIONS:
CONVENIENCE RESTAURANT:
1 SPACE PER EACH 6.25 sq.m OF GFA
623.06 + 10.4 (EXPANSION) = 633.46
633.46sq.m / 6.25 = 97.4 (97 STALLS)
100 STALLS ARE REQUIRED
100 STALLS ARE PROVIDED
CONTRACTOR TO ASSESS QUANTITY OF REPLACEMENT TREES REQUIRED WITHIN LANDSCAPE AREAS SURROUNDING THE SITE. REFER TO LANDSCAPE NOTES ON DRAWING SP2 (LANDSCAPE DETAILS & NOTES)
 - ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
 - THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
 - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES
 - CONTRACTOR SHALL MAKE GOOD ALL EXISTING CONDITIONS THAT ARE DISTURBED BY NEW WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS OR RELOCATION ASSOCIATED WITH CURB/ASPHALT/CONC. BASE WORK.

CONCRETE PAD DETAILS
6" CONCRETE PAD WITH 10% FILL, 1.5% WATER, 0.5% COMPACTED GRANULAR FILL
LEGAL DESCRIPTION

PRIME CONSULTANT
ARCADIS
Arcadis Professional Services (Canada) Inc.
Suite 200, East Village 300 Avenue Street North
Toronto, ON M4M 1B6 CANADA
Tel: 416-546-1910
www.arcadis.com

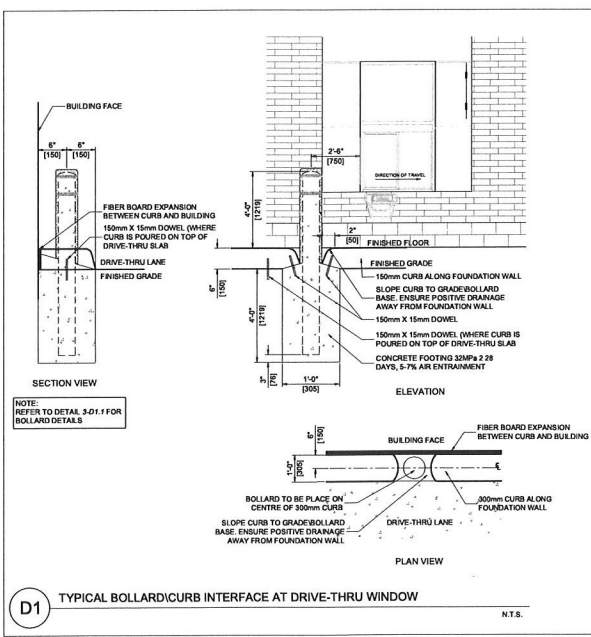
PROJECT
McDONALD'S
6560-TORBRAM
2450 QUEEN STREET EAST,
BRAMPTON, ONTARIO

PROJECT NO: 141239
DRAWN BY: ND
CHKD BY: TW
SCALE: 1:300
DATE: 23-05-10

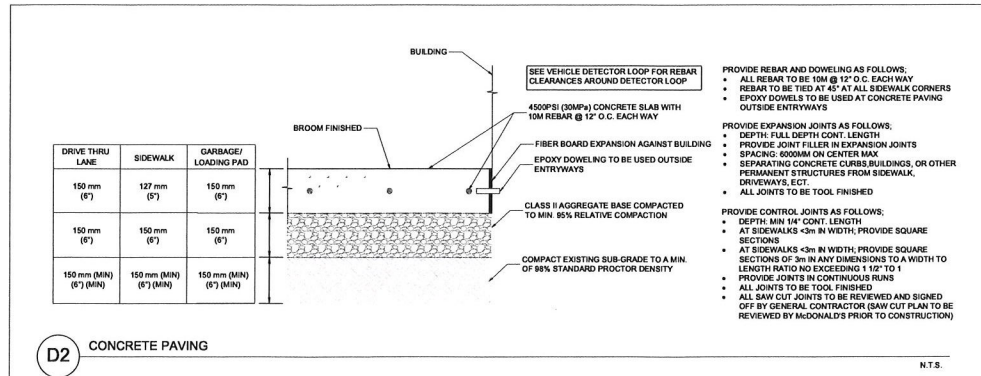
SHEET TITLE
SITE PLAN

SP1.0

SHEET 1 **OF** 2



D1 TYPICAL BOLLARD/CURB INTERFACE AT DRIVE-THRU WINDOW
N.T.S.



D2 CONCRETE PAVING
N.T.S.