

**Application for Minor Variance**Section 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-2018-0011  
**Property Address:** 0 Nexus Avenue  
**Legal Description:** Toronto Gore Con 10 ND Part Lot 5, RP 43R30640 Parts 3 and 5, RP 43R30690 Parts 1 to 4, 8  
**Agent:** Glen Schnarr and Associates c/o Sarah Clark  
**Owner(s):** The Gore Paza Inc.,  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, January 23, 2024 at 9:30 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 building setback of 3.0 metres to Nexus Avenue, whereas the By-Law requires a minimum building setback of 6.0 metres from Nexus Avenue;
2. To permit a landscape open space of 3.0 metres abutting Nexus Avenue, whereas the By-Law requires a minimum landscape open space of 6.0 metres abutting Nexus Avenue; and
3. To permit residential uses in conjunction with permitted non-residential uses, whereas the By-law does not permit the 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 **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](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 **4:00 pm on Thursday, January 18, 2024**, 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 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](mailto:coa@brampton.ca)



EBENEZER ROAD

ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONVEYANCE TO, NORTHERN COMMON

PART 1, PLAN 43R-04712 PART 1, PLAN 43R-04902

CHURCH

PART 1, PLAN 43R-04640

PART 1, PLAN 43R-04902

63.64

PART 1, PLAN 43R-04902

PROPOSED 6 STOREY BUILDING

COMMERCIAL AREA  
778.26 m<sup>2</sup> (8,377.00 ft<sup>2</sup>)

APARTMENT AREA  
130.12 m<sup>2</sup> (1,400.65 ft<sup>2</sup>)

NEXUS AVENUE

DAVENFIELD  
CIRCLE



SCALE 1:500  
DECEMBER 19, 2023



**GSAI**

Glen Schnarr & Associates Inc.

COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE SKETCH PLAN  
THE GORE PLAZA INC.

0 NEXUS ROAD  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

 SUBJECT LANDS - 0.46ha (1.13ac)

REQUIRED VARIANCES:

1. To permit a total of 58 parking spaces on site;
2. To permit a building set back of 3.0 m to Nexus Avenue whereas the By-Law requires a minimum building setback of 6.0 m from Nexus Avenue;
3. To permit a landscape strip of 3.0m to Nexus Avenue whereas the By-Law requires a minimum landscape strip of 6.0m from Nexus Avenue
4. To permit residential uses on site in conjunction with permitted non-residential uses, whereas the site-specific zone does not permit residential uses on site.

