

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-2024-0011
Property Address: 860-870 North Park Dr.
Legal Description: Con 3 EHS Pt Lot 9 RP 43R5977 Parts 2, 3, 5 RP 43R11137 Parts 6-7, Ward 7
Agent: G-Force Urban Planners (Manni Chauhan)
Owner(s): AAA Holdings Ltd.
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, February 20, 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 permit a gross commercial floor area of 2247.7 square meters, whereas the By-law permits a maximum commercial floor area of 1547.71 square meters;
2. To provide 98 parking spaces, whereas the By-law requires a minimum of 127 parking spaces;
3. To vary schedule C of the by-law to permit 2.0 metres landscaped open space, whereas the by-law requires all landscaped open space area be in accordance with Schedule C; and
4. To vary schedule C of the By-law to permit an additional permitted building area, whereas the by-law requires all buildings be constructed in accordance with Schedule C.

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, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, February 15, 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, February 15, 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 5th 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

JAN 25 2024
CITY CLERK'S OFFICE

DIXIE ROAD
(ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, EAST OF HURONTARIO STREET)

LOT 9, CONCESSION 3, EAST OF HURONTARIO STREET

EXISTING CEMETARY

Existing Building 'B'
(One Storey)
COMMERCIAL
GFA: 481.0m² (5,177ft²)

Existing Building 'A'
(One Storey - 12 Units)
COMMERCIAL
GFA: 1,547.7m² (16,659ft²)

NORTH PARK DRIVE
NORTH PARK DRIVE
BY REGISTERED PLAN M-603

KEY PLAN N. T. S

Scale 1: 250

2023-11-08 9:34:42 PM