

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-2024-0234
Property Address: 3455 Queen Street - Severed
Legal Description: Brampton Con 7 ND Part Lot 5, RP 43R34613, Parts 7, 11 to 16, 18, 24 to 26, 33, 34, and 36, Ward 8
Agent: Harper Dell and Associates Inc., c/o Nicholas H. Dell
Owner(s): 2514682 Ontario Inc., c/o Surinder Sharma
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, July 16, 2024 at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

The applicant(s) are requesting the following variance(s) associated with the Consent Application(s):

1. To permit a lot width of 9.08 metres, whereas the By-law requires a minimum lot width of 50 metres;
2. To permit a parking aisle width of 5.18 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres; and
3. To permit a parking lot associated with the hotel/retail/office uses on the retained lands, whereas the by-law does not permit a parking lot for uses located on an adjacent lot.

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 comments on the agenda and must be received no later than **4:30 pm on Thursday, July 11, 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 **4:30 pm on Thursday, July 11, 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.

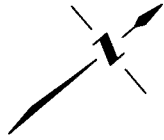
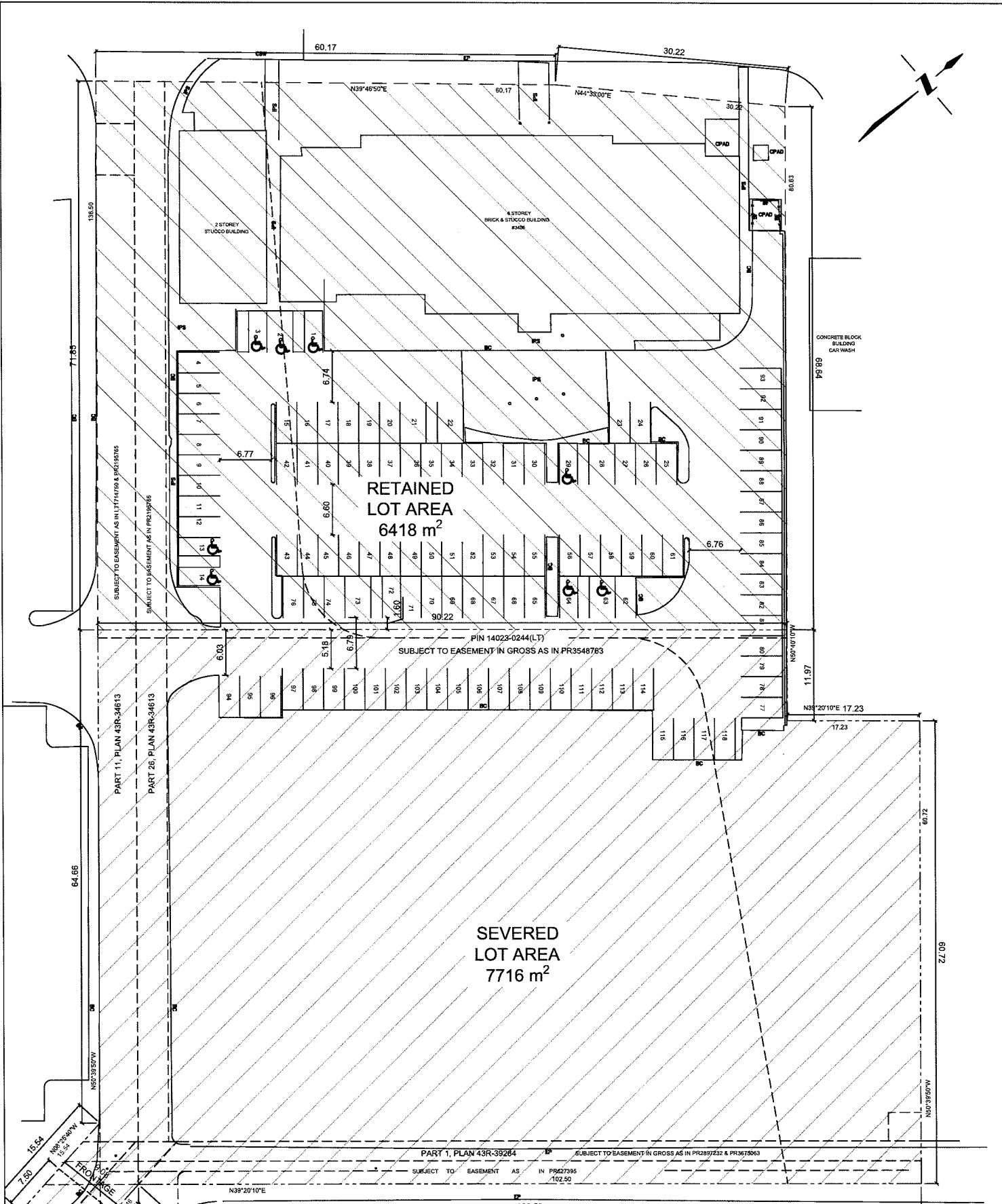
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 28th day of June 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



Site Statistics	
Total Lot Area	1.413 ha
Zoning	SC x1923
Severed Lot Area	7716 m ²
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m ²
Retained Lot Frontage	90.31 m
Hotel Parking	
Total Required Parking	119 Spaces
Total Parking Proposed (Retained Lot)	91 Spaces

General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only
3. Site Plan Based Off of Plan of Subdivision
By: David B. Searis Surveying Ltd.

Preliminary Site Plan
 3455 Queen Street East, Brampton, ON
 Proposed Severance Plan

Harper Dell & Associates Inc.
 Planning, Parking, Zoning
 Land Development Consultants
 1370 Hurontario St.
 Mississauga, ON, L5G 3G4

Date: June 26, 2024
Scale: 1:500

SP