

RETAINED

Flower City



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(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0233

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)** 2514682 Ontario Inc. c/o Surinder Sharma
Address 14 Leone Lane Brampton Ontario L6P 0K9

Phone # 416-565-0205 **Fax #** NA
Email sgandhi905@hotmail.com

2. **Name of Agent** Harper Dell & Associates Inc. c/o Nicholas H. Dell
Address 1370 Hurontario Street Mississauga Ontario L5G 3H4

Phone # 647-963-7375 **Fax #** NA
Email nick@harperdell.ca

3. **Nature and extent of relief applied for (variances requested):**
Parking Deficit created by proposed Consent to Sever application (submitted in Tandem)
~~Deficient Frontage created by proposed Consent to Cover application.~~

To permit 91 parking spaces where 119 is required

4. **Why is it not possible to comply with the provisions of the by-law?**
Reciprocal easements for access, servicing, and parking will be combine to maintain the intent of the Zoning Bylaw; lack of adverse impact is conducive to a supportive variance.

5. **Legal Description of the subject land:**
Lot Number Severed lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 2, 5 to 18 (both inclusive), 22, 23 and 24 on Plan 43R-XXXXXX in the City of Brampton.
Plan Number/Concession Number _____
Municipal Address 3455 Queen Street East

6. **Dimension of subject land (in metric units)**
Frontage 9.08m
Depth Unknown at this time
Area 7716m2

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input 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.)

Vacant, partial parking lot

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No Change

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 NA
Rear yard setback _____
Side yard setback _____
Side yard setback _____

PROPOSED

Front yard setback NA
Rear yard setback _____
Side yard setback _____
Side yard setback _____

10. Date of Acquisition of subject land: August 4th 2017
11. Existing uses of subject property: Vacant and Hyatt Hotel
12. Proposed uses of subject property: Vacant (Severed) Hyatt Hotel (Retained)
13. Existing uses of abutting properties: Gas Station, Event Centre, Youth Shelter
14. Date of construction of all buildings & structures on subject land: August 16th 2022
15. Length of time the existing uses of the subject property have been continued: Unknown
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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 14th DAY OF June, 2024.

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, Nicholas Dell OF THE City Region OF Peel Mississauga
IN THE City Region OF Peel Mississauga 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 14th DAY OF
June, 2024.

A Commissioner etc.

Nell

Signature of Applicant or Authorized Agent

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2025

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED

June 14, 2024
Date Application Deemed Complete by the Municipality VL

Revised 2022/02/17

PERMISSION TO ENTER

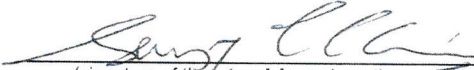
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

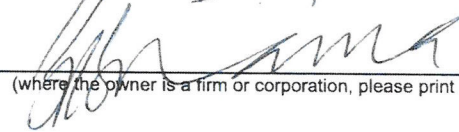
LOCATION OF THE SUBJECT LAND: 3455 Queen Street East

I/We, 2514682 Ontario Inc., c/o Surinder Sharma / SANJAY 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 5th day of June, 2024.

 (SANJAY 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

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 3455 Queen Street East

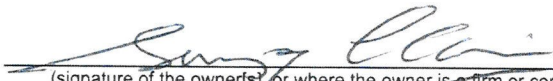
I/We, 2514682 Ontario Inc. c/o Surinder Sharma /SANTAY GANDHI
please print/type the full name of the owner(s)

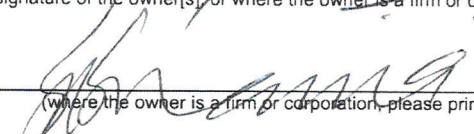
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Harper Dell & Associates Inc., c/o Nicholas H. Dell
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.

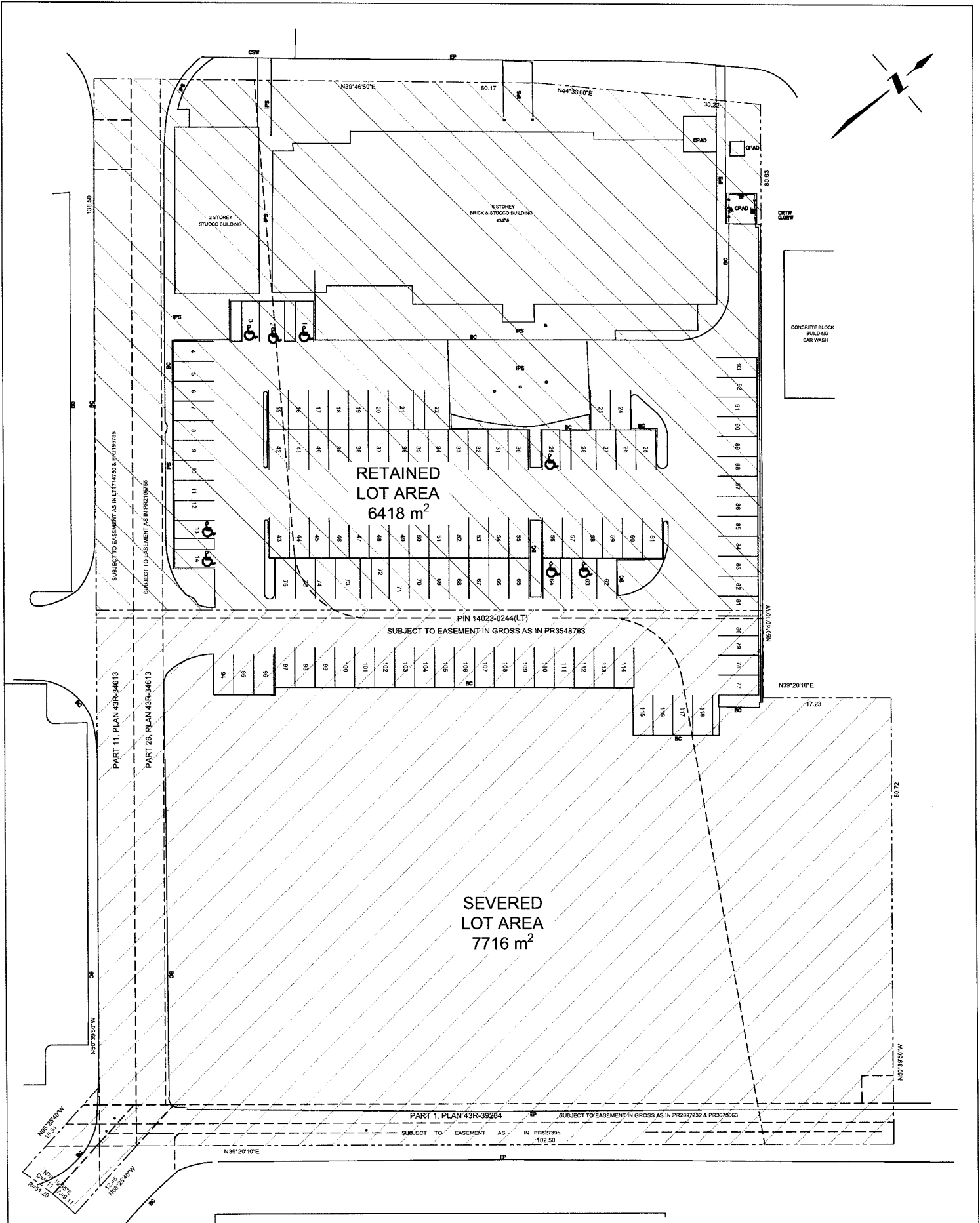
Dated this 5th day of June, 2024.

 (SANTAY 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.



**RETAINED
LOT AREA
6418 m²**

**SEVERED
LOT AREA
7716 m²**

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. Sears 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 12, 2024
Scale: 1:500

SP

Zoning Non-compliance Checklist

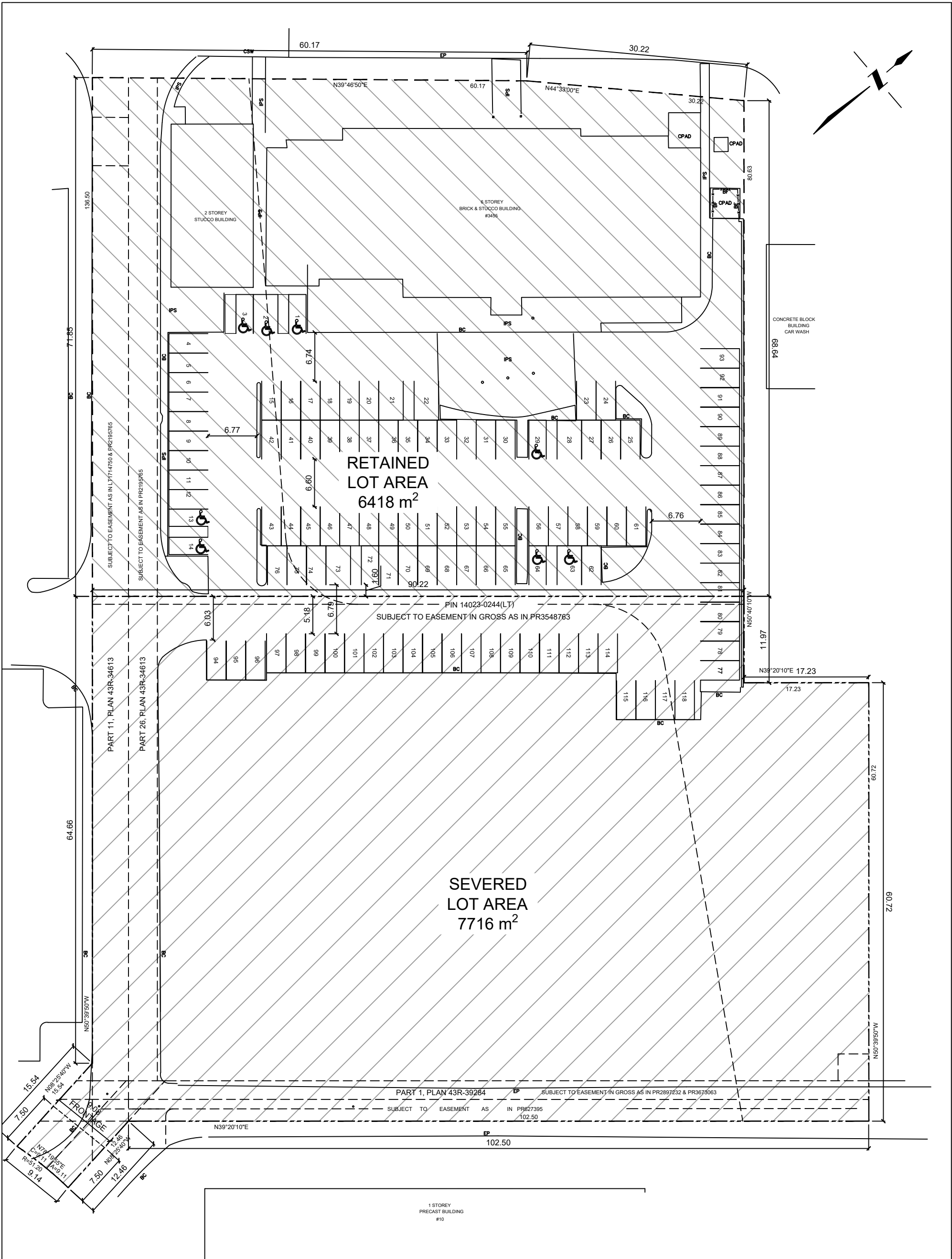
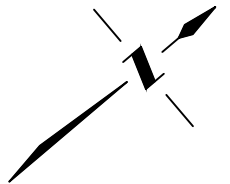
File No. A-2024- 0233

Applicant: 2514682 Ontario Inc.
 Address: 3455 Queen Street East
 Zoning: Service Commercial section 1923
 By-law 270-2004, as amended RETAINED LOT

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To allow 91 parking spaces.	Whereas 119 parking spaces are required.	
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
 Reviewed by Zoning

June 13, 2024
 Date



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
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General Notes:

- Do Not Scale Drawings
- These Plans Are For Preliminary Design Purposes Only
- Site Plan Based Off of Plan of Subdivision
By: David B. Searls 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