

SEVERED

Flower City



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

FILE NUMBER: A-2024-0234

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 Cover application (submitted in Tandon)~~  
Deficient Frontage created by proposed Consent to Sever application.  
**To allow 9.08 lot width where 50 metres 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** Revered lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 2, 3 to 16(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  Seasonal Road   
Municipal Road Maintained All Year  Other Public Road   
Private Right-of-Way  Water

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

Well

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal

Septic

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers

Ditches

Swales

Other (specify) \_\_\_\_\_

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 14<sup>th</sup> 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 OF Mississauga  
IN THE Region OF Peel 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 14<sup>th</sup> DAY OF  
June, 2024

A Commissioner etc.

Gagandeep Jaswal  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026

Signature of Applicant or Authorized Agent

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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 14/24

Date Application Deemed Complete by the Municipality ✓

**PERMISSION TO ENTER**

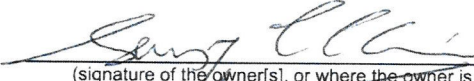
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
coa@brampton.ca

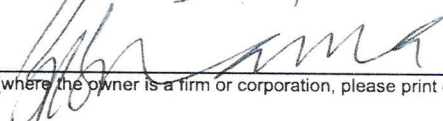
LOCATION OF THE SUBJECT LAND: 3455 Queen Street East

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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 3455 Queen Street East

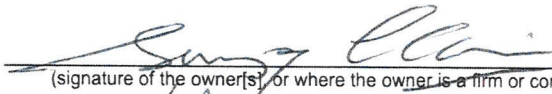
I/We, 2514682 Ontario Inc. c/o Surinder Sharma /SANSAY GANDHI  
please print/type the full name of the owner(s)

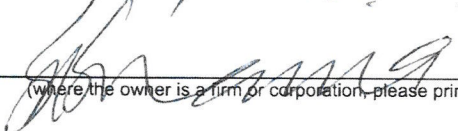
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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.

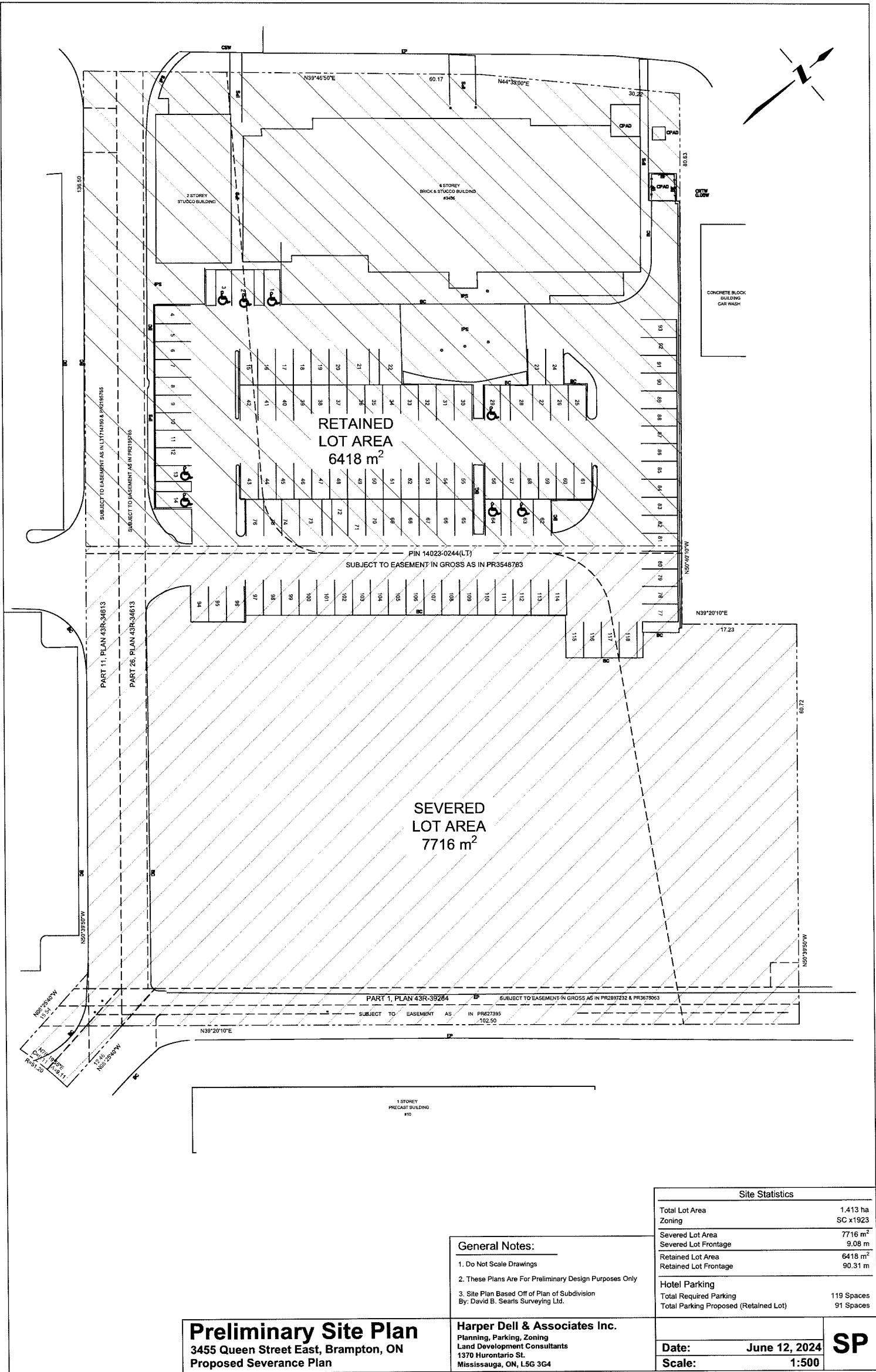
Dated this 5th day of June, 2024.

 (SANSAY 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 m<sup>2</sup>

SEVERED  
LOT AREA  
7716 m<sup>2</sup>

Site Statistics	
Total Lot Area	1.413 ha
Zoning	SC x1923
Severed Lot Area	7716 m <sup>2</sup>
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m <sup>2</sup>
Retained Lot Frontage	90.31 m
<b>Hotel Parking</b>	
Total Required Parking	119 Spaces
Total Parking Proposed (Retained Lot)	91 Spaces
<b>Date:</b>	<b>June 12, 2024</b>
<b>Scale:</b>	<b>1:500</b>

- 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. 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

**SP**

# Zoning Non-compliance Checklist

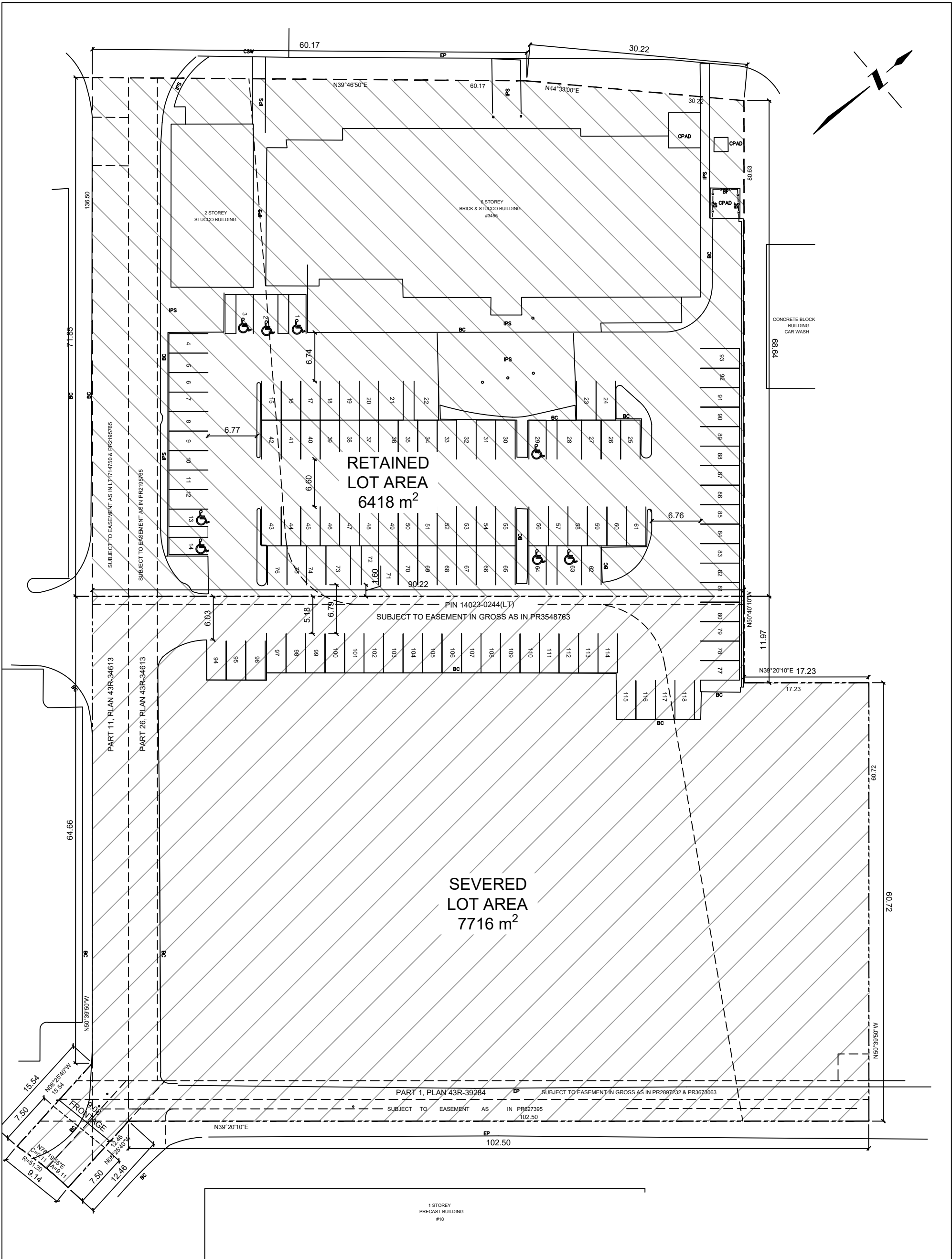
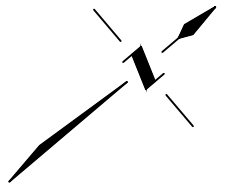
File No. A-2024- 0234
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Applicant: 2514682 Ontario Inc.  
 Address: 3455 Queen Street East  
 Zoning: Service Commercial section 1923  
 By-law 270-2004, as amended SEVERED LOT

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit a lot width of 9.08 metres.	Whereas the by-law requires a minimum lot width of 50 metres.	1923.2(2)
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
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 <sup>2</sup>
Severed Lot Frontage	9.08 m
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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**