

Flower City



brampton.ca

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

APPLICATION NUMBER: "B" - 2024-0012

The personal information collected on this form is collected pursuant to subsection 53(2) 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**  
**Consent**  
(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the PLANNING ACT, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant 2514682 Ontario Inc.

Address 14 Leone Lane Brampton Ontario L6P 0K9 (print given and family names in full)

Phone # 1-416-565-0205 Fax # NA

Email sgandhi905@hotmail.com

(b) Name of Authorized 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

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: Creation of New Lot w/ Reciprocal Easements

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

Unknown at this Time

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street Queen Street East Number 3455

b) Concession No. 7 Lot(s) 5

c) Registered Plan No. 43R34613 Parts 7 11 to 16 18 24 to 26 33 Lot(s) \_\_\_\_\_

d) Reference Plan No. Northern Division Lot(s) \_\_\_\_\_

e) Assessment Roll No. 10-12-0-002-13650-000 Geographic or Former Township Peel

5. Are there any easements or restrictive covenants affecting the subject land?

Yes  No

Specify: Rights of Way, Servicing, Maintenance

6. Description of severed land: (in metric units)

a) Frontage 7716 m2 Depth \_\_\_\_\_ Area 1.413 Ha

b) Existing Use Vacant Lot Proposed Use Vacant Lot

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) Vacant Lot  
(proposed) No Change

Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?  
\_\_\_\_\_

Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify): _____		

Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify): _____		

7. Description of retained land: (in metric units)

a) Frontage 90.31m Depth \_\_\_\_\_ Area 6418m2

b) Existing Use Hyatt Hotel Proposed Use No Change

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) Existing 120 Room Hyatt Hotel  
(proposed) No Change.

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

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f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>SC-1923</u>	<u>SC-1923</u>
Official Plans		
City of Brampton	<u>Airport Intermodal</u>	<u>Airport Intermodal</u>
Region of Peel	<u>Employment</u>	<u>Employment</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes  No

File # C07E05.018 Status/Decision Approved

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes  No

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	_____	_____
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	C07E05.018	Approved

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?  
Yes  No

13. Is the subject land within an area of land designated under any Provincial Plan?  
Yes  No

14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes  No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the Brampton City of Mississauga on  
this 14<sup>th</sup> day of June, 2024.

[Signature]  
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:  
 I have the authority to bind the Corporation

**DECLARATION**

I, Nicholas H. Dell, c/o Harper Dell & Associates Inc. of the City of Mississauga Peel

in the County/District/Regional Municipality of Mississauga Peel solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the Region of Peel  
in the City of Mississauga  
this 14<sup>th</sup> day of June, 2024.

[Signature]  
Signature of applicant/solicitor/authorized agent, etc.

[Signature]  
Signature of a Commissioner, etc.

**Gagandeep Jaswal**  
**a Commissioner, etc.,**  
**Province of Ontario,**  
**for the Corporation of the**  
**City of Brampton**

**FOR OFFICE USE ONLY - To Be Completed By the Zoning Division Expires September 20, 2026**

This application has been reviewed with respect to possible 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 [initials]

**NOTES:**

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show
  - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
  - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
  - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);
  - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
  - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
  - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
  - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
  - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
  - i) the location and nature of any easement affecting the subject land; a
  - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

**APPOINTMENT AND AUTHORIZATION OF AGENT(S)**

To: The Committee of Adjustment, City of Brampton,

I, 2514682 Ontario Inc.  
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:


1. Signing and filing the application(s) on behalf of the undersigned;  
1. Harper Dell & Associates Inc., c/o Nicholas H. Dell  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2. Representing the undersigned before the Committee of Adjustment,  
2. \_\_\_\_\_  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,  
3. \_\_\_\_\_  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

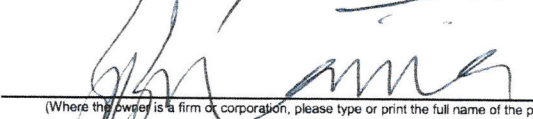
**AND**, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

**AND**, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 11th day of June, 2024.

X

  
(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

  
(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

**NOTES:**

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

**PERMISSION TO ENTER**

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)

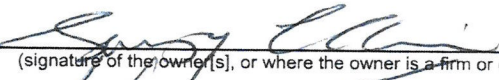
LOCATION OF THE SUBJECT LAND: 3455 Queen Street East

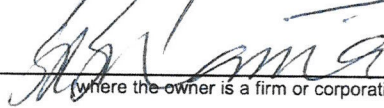
I/We, 2514682 Ontario Inc.

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 11th day of June, 2024.

 (SANTAY GANDHI) X  
(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.**

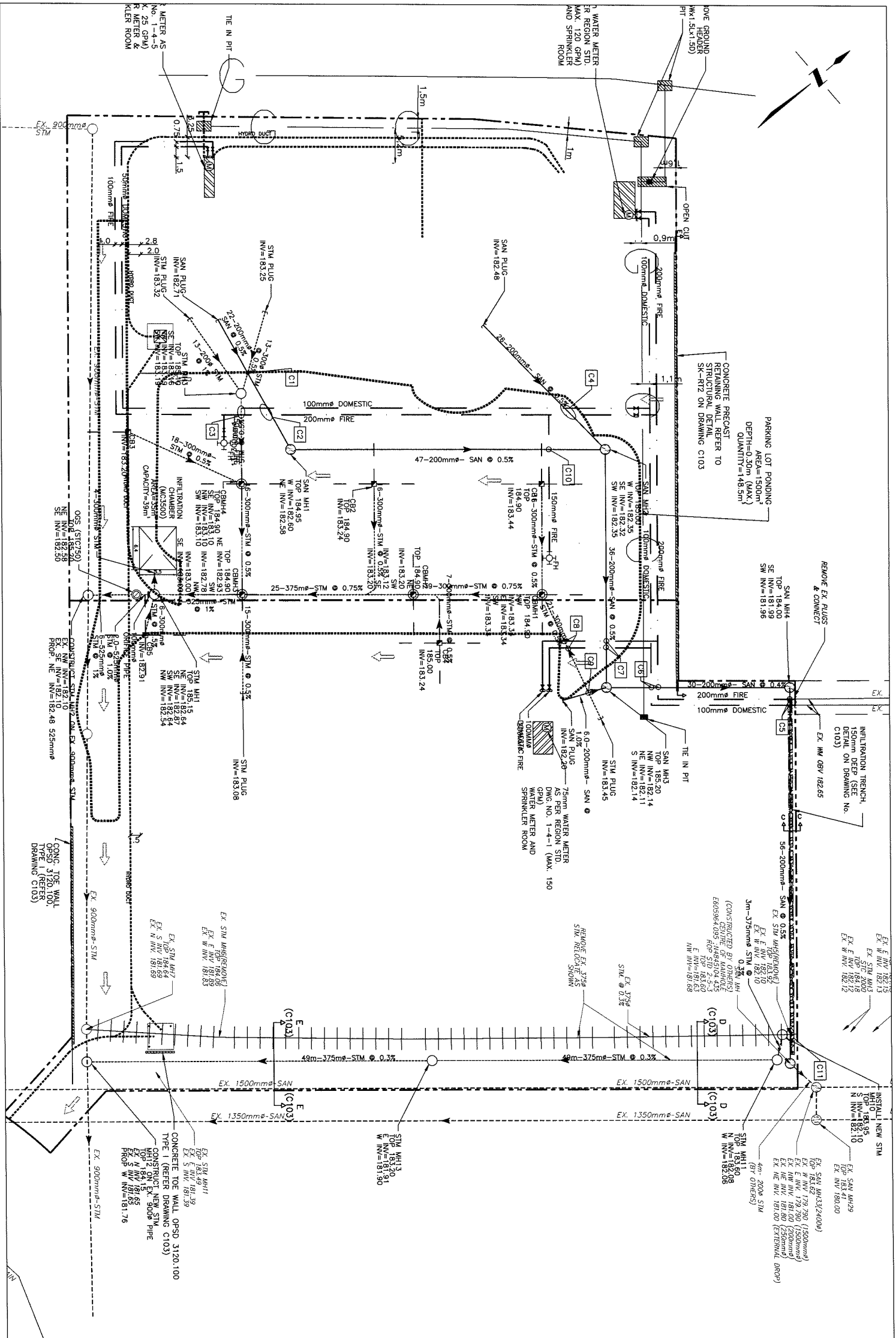
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

Land Closed on: August 4, 2017

Occupancy Permit Granted: July 28 2022

Hyatt Opened: Aug 16, 2022



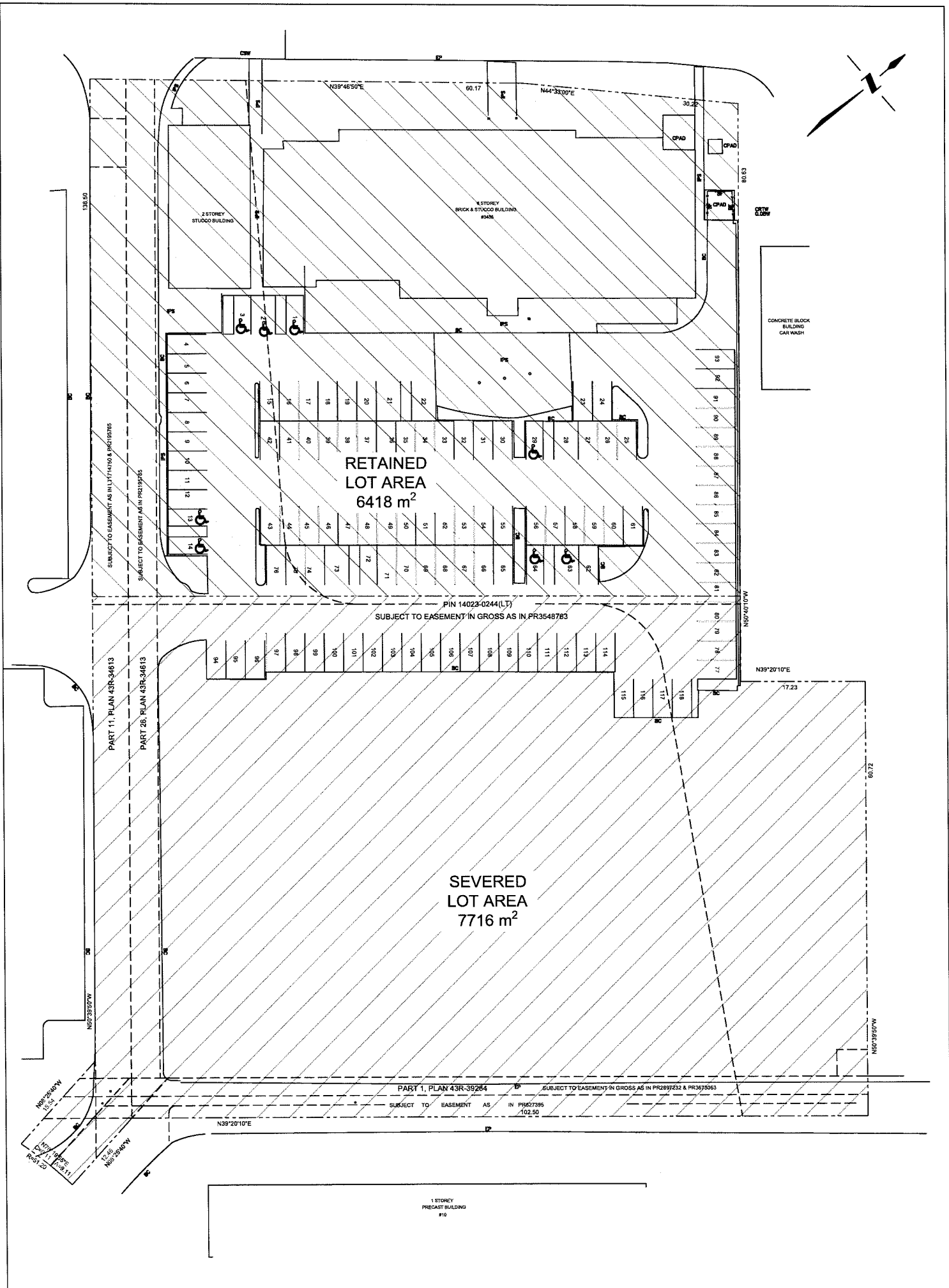


**Site Plan**  
 3455 Queen Street East, Brampton, ON

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

**Date:** May 14, 2024  
**Scale:** 1:500





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	120 Spaces
Total Parking Proposed	88 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. Seerfs 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

<b>Date:</b>	<b>March 7, 2024</b>	<b>SP</b>
<b>Scale:</b>	<b>1:500</b>	

## PART SUMMARY

Location: Property referred to as 3455 Queen Street East  
Part of Lot 5, Concession 7  
Northern Division (Geographic Township of Toronto Gore, County of Peel)  
City of Brampton  
Regional Municipality of Peel

File: 66-5-19

Client: 2514682 Ontario Inc

Date: November 27, 2023

Revision Date: February 9, 2024

David B. Searles Surveying Ltd.

**ONTARIO LAND SURVEYORS**  
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5  
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

<b>PART NUMBER</b>	<b>DESCRIPTION</b>	<b>AREA (sq. m)</b>
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5773
2	Part of the severed lands - Subject to easement in gross as in PR3548763	6392
3	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	287
5	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
6	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	300
7	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	10
8	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
9	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
10	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
11	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
12	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	9
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
19	Part of the severed lands - Subject to easement in gross as in PR3548763	3
20	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	27
21	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	33
22	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR3673063	16
23	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	335
24	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268

Note:

**Retained lands** are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 3, 4, 20 and 21 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

**Area of Retained Lands: 6418 S.q.m.**

**Frontage of Retained Lands: 90.31**

**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 19 (both inclusive), 22, 23 and 24 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

**Area of Severed Lands: 7716 S.q.m.**

**Frontage of Severed Lands: 9.08m (Minimum is 50 m)**

**TOTAL AREA: 1.413 Ha**

**CAUTION: Areas subject to change upon completion of final Survey.**

**ZONING: Category Commercial, Type SC, Special Section 1923**

David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

**REVISIONS:** 1 Adjust severance limit per clients request, update plan and summary accordingly

PLAN OF SURVEY OF  
PART OF LOT 5, CONCESSION 7  
NORTHERN DIVISION  
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

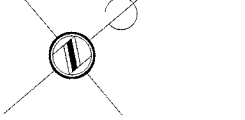
SCALE 1: 300

David B. Seales Surveying Ltd.  
ONTARIO LAND SURVEYORS

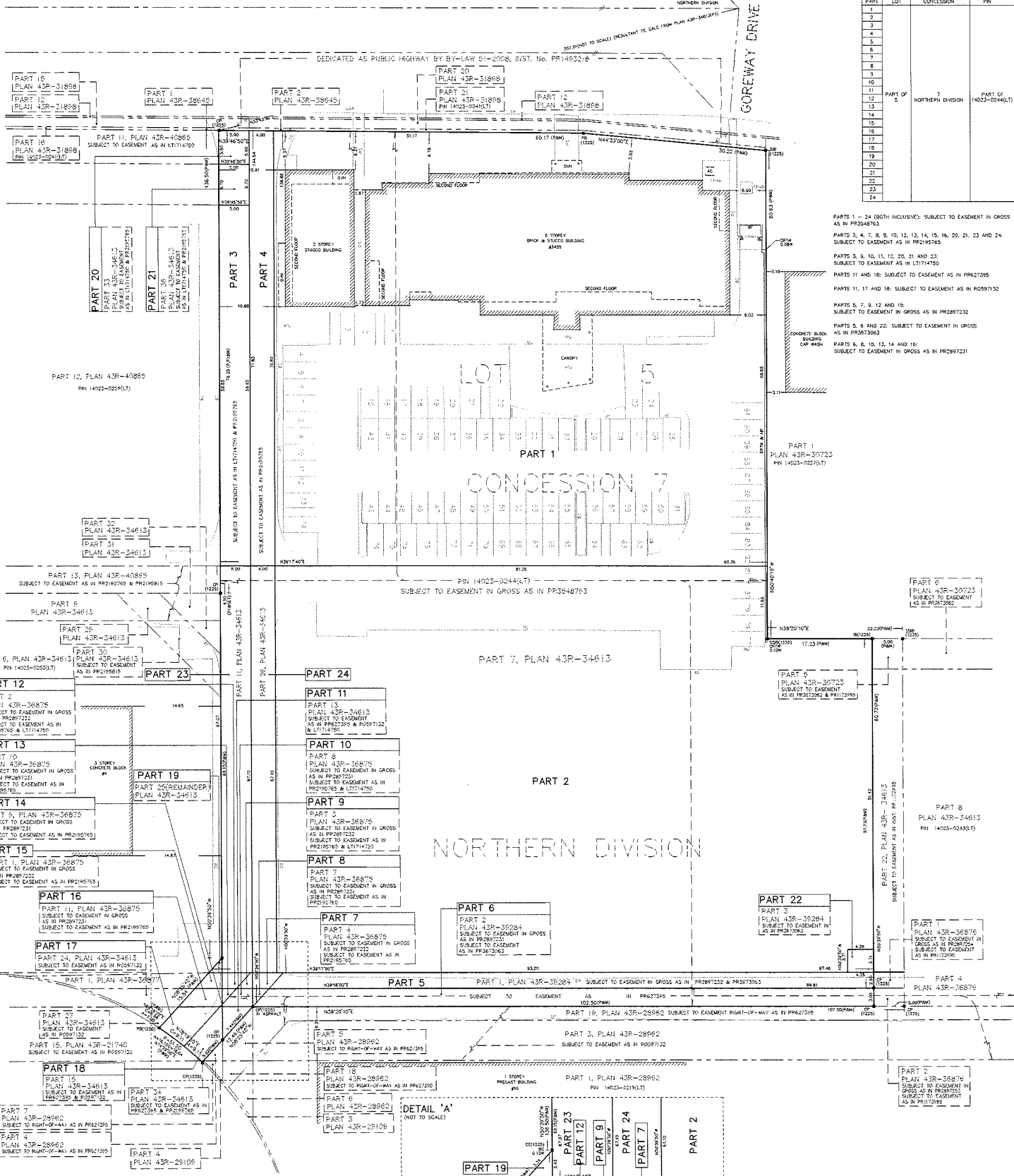
METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

QUEEN STREET EAST  
(REGIONAL ROAD No. 107)

PART I, PLAN P-1859-2504  
(SEE ORDER -BY-COUNCIL 00-1814/07, INST.No.R011648/08)  
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 NORTHERN DIVISION



SCHEDULE			
PART	LOT	CONCESSION	PN
1			
2			
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24			



PARTS 1 - 24 (BOTH INCLUSIVE): SUBJECT TO EASEMENT IN GROSS AS IN PR3248763  
 PARTS 3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 20, 21, 23 AND 24: SUBJECT TO EASEMENT AS IN LT1714750  
 PARTS 3, 9, 10, 11, 12, 20, 21 AND 23: SUBJECT TO EASEMENT AS IN PR2195765  
 PARTS 11 AND 18: SUBJECT TO EASEMENT AS IN PR27395  
 PARTS 11, 17 AND 18: SUBJECT TO EASEMENT AS IN R0557132  
 PARTS 5, 7, 9, 12 AND 15: SUBJECT TO EASEMENT IN GROSS AS IN PR2807232  
 PARTS 5, 8 AND 22: SUBJECT TO EASEMENT IN GROSS AS IN PR3673063  
 PARTS 6, 8, 10, 13, 14 AND 16: SUBJECT TO EASEMENT IN GROSS AS IN PR2897231

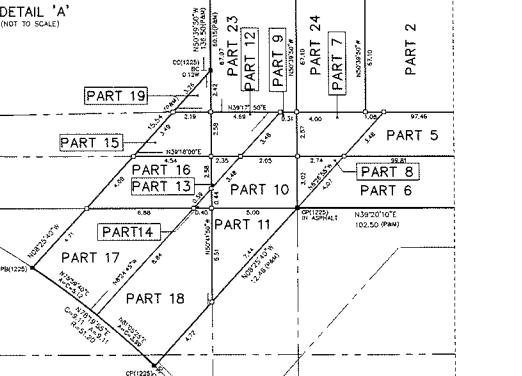
AUCTION LANE  
BY BY-LAW 241-2002, REG. NO. PR1646327  
PART 15, PLAN 43R-21740  
PN 14023-0255(L7)

BEARING NOTE  
BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SHARPNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (6°W WEST), NAD83 (ORIGINAL).

DISTANCE NOTE  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999727.

LEGEND

DENOTES	MONUMENT FOUND
DENOTES	MONUMENT SET
DENOTES	CUT CROSS
DENOTES	CONCRETE PIN
DENOTES	IRON BAR
DENOTES	PLASTIC BAR
DENOTES	STANDARD IRON BAR
DENOTES	SHORT STANDARD IRON BAR
DENOTES	ORIGINAL UNKNOWN
DENOTES	DAVID B. SEALES SURVEYING LTD.
DENOTES	MEASURED
DENOTES	PLAN 43R-34613
DENOTES	PLAN 43R-40865
DENOTES	AIR CONDITIONER
DENOTES	BACK OF CURB
DENOTES	CONCRETE PAD
DENOTES	INTERLOCKING PAVING STONES
DENOTES	HYDRO PAD



NOTE  
PROPERTY LINES ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR ACT, THE SURVEYORS ACT AND THE LAND SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

PRELIMINARY

DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
ON: \_\_\_\_\_  
DAVID B. SEALES SURVEYING LTD.  
4255 Sherwoodlands Blvd., Suite 205, Mississauga, Ontario L4Z 1Y5  
Tel: (905) 273-8840 Fax: (905) 896-4410  
Email: info@dbseales.com

Consultation File	66-19CALC.DWG	Drawing File	66-5-19.DWG	File No.	66-5-19
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PLAN OF SURVEY OF  
PART OF LOT 5, CONCESSION 7  
NORTHERN DIVISION  
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEI)  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEI

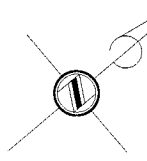
SCALE 1: 300

David B. Scarles Surveying Ltd.  
ONTARIO LAND SURVEYORS

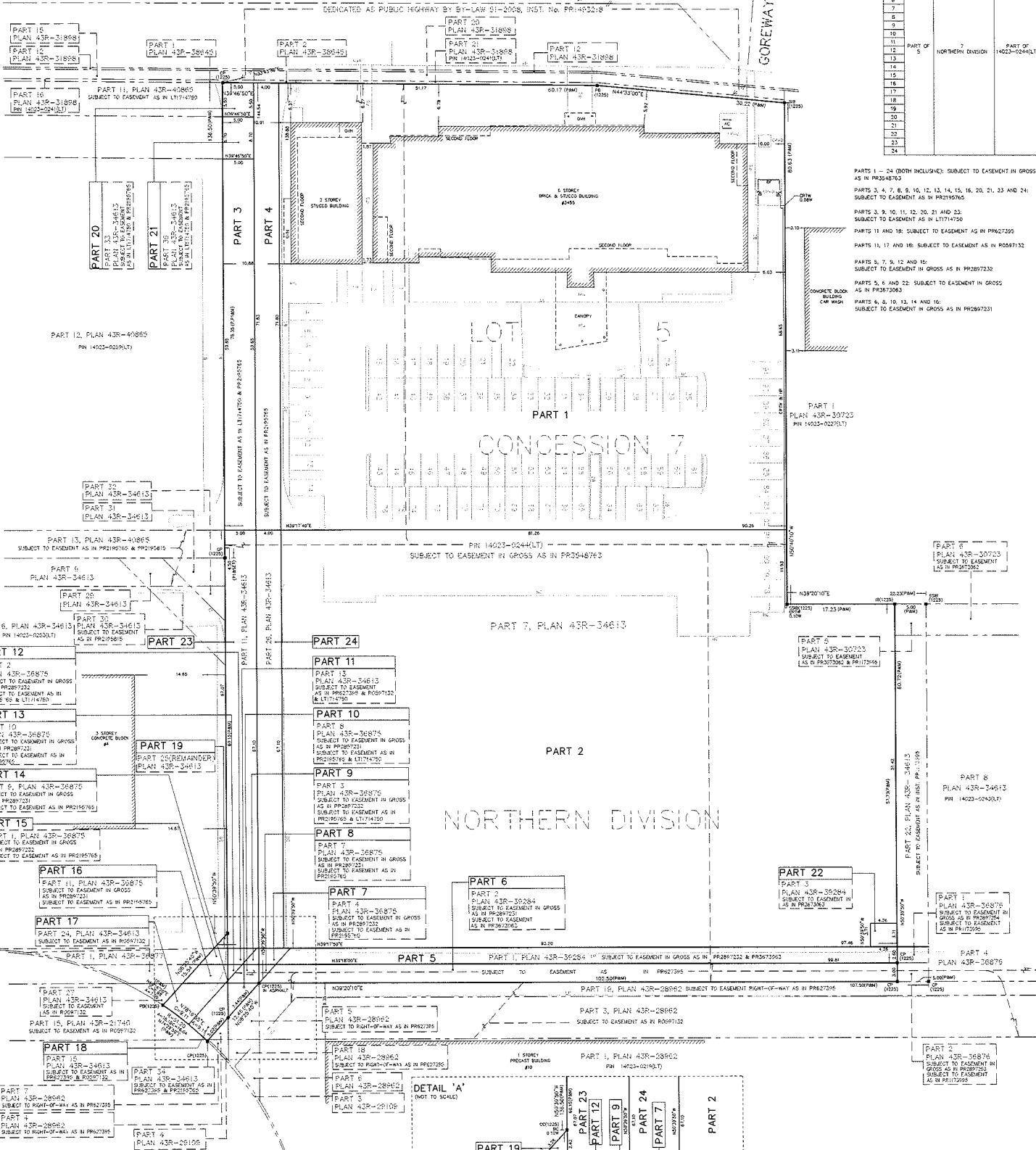
METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

QUEEN STREET EAST  
(REGIONAL ROAD No.197)

PART I PLAN P-1859-250A  
(SEE ORDER -IN-COUNCIL OC-1814/97, INST.No.R01164608)  
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 NORTHERN DIVISION



SCHEDULE			
PART	LOT	CONCESSION	PIN
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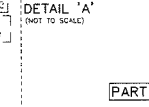
PARTS 1 - 24 (BOTH INCLUSIVE): SUBJECT TO EASEMENT IN GROSS AS IN PR3548763  
 PARTS 3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 20, 21, 23 AND 24: SUBJECT TO EASEMENT AS IN PR3548763  
 PARTS 5, 9, 10, 11, 12, 20, 21 AND 23: SUBJECT TO EASEMENT AS IN LT1747500  
 PARTS 11 AND 18: SUBJECT TO EASEMENT AS IN PR627395  
 PARTS 11, 17 AND 18: SUBJECT TO EASEMENT AS IN PR627352  
 PARTS 5, 7, 9, 12 AND 16: SUBJECT TO EASEMENT IN GROSS AS IN PR2897332  
 PARTS 5, 6 AND 22: SUBJECT TO EASEMENT IN GROSS AS IN PR3548763  
 PARTS 6, 8, 10, 13, 14 AND 16: SUBJECT TO EASEMENT IN GROSS AS IN PR2897331

AUCTION LANE  
BY BY-LAW 247-2003, RES. NO. PP1608227  
PART 5R, PLAN 43R-21749  
PIN 14023-0220131

BEARING NOTE  
BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (87° WEST), HAECS (ORIGINAL).

DISTANCE NOTE  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999727.

- LEGEND
- DENOTES MONUMENT FOUND
  - DENOTES MONUMENT SET
  - DENOTES CUT CROSS
  - DENOTES CONCRETE PIN
  - DENOTES IRON BAR
  - DENOTES PLASTIC BAR
  - DENOTES STANDARD IRON BAR
  - DENOTES SHIRT STANDAERS IRON BAR
  - DENOTES ORION URMWORN
  - DENOTES LEVIN & SCARLES SURVEYING LTD.
  - DENOTES MEASURED
  - DENOTES PLAN 43R-34613
  - DENOTES PLAN 43R-40865
  - DENOTES CONCRETE PIPE
  - DENOTES BACK OF CURB
  - DENOTES INTERLOCKING PAVING STONES
  - DENOTES HYDR PAD



NOTE  
PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE DAY OF

PRELIMINARY

DATE: \_\_\_\_\_  
 BENEFIT CHERNIAK  
 ONTARIO LAND SURVEYOR  
 David B. Scarles Surveying Ltd.  
 ONTARIO LAND SURVEYORS  
 4255 Sheppard Avenue East, Suite 206, Mississauga, Ontario L4Z 1V5  
 Tel: (905) 273-8946 Fax: (905) 886-8410  
 Email: info@scarles.ca  
 Calculation File: 66-5-15CALC.DWG Drawing File: 66-5-19.DWG File No: 66-5-19



June 15th 2024

Clara Vani  
Secretary Treasurer, Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor  
Brampton, ON L6Y 4R2

3455 Queen Street East

Files: Consent B \_\_.24 Minor Variances A\_\_.24 & A\_\_.24

Please find attached to this Covering Letter the following documents:

- Consent Application Form
- Minor Variance Application Forms (Severed and Retained Lot)
- Draft R-Plan
- Parts Summary, PIN Abstract
- Proposed Severance Sketch
- Existing Servicing Plan Overlay on Proposed Severance Sketch

The purpose of this application is to create a New Severed Lot that will have deficient frontage on Auction Lane, and the resultant Retained Lot will have deficient parking for the existing Hyatt Hotel fronting onto Queen Street East.

There are currently no Development Plans for the Vacant Severed Lot.

The attached Draft R Plan and Parts Summary described the existing reciprocal easements for access, servicing, and rights of way. Furthermore, this application seeks to add and ensure harmonious and orderly development by way of reciprocal agreements between the Transferring Parties in perpetuity.

Below is a snippet of the proposed Site Stats submitted in favour of the subject application:

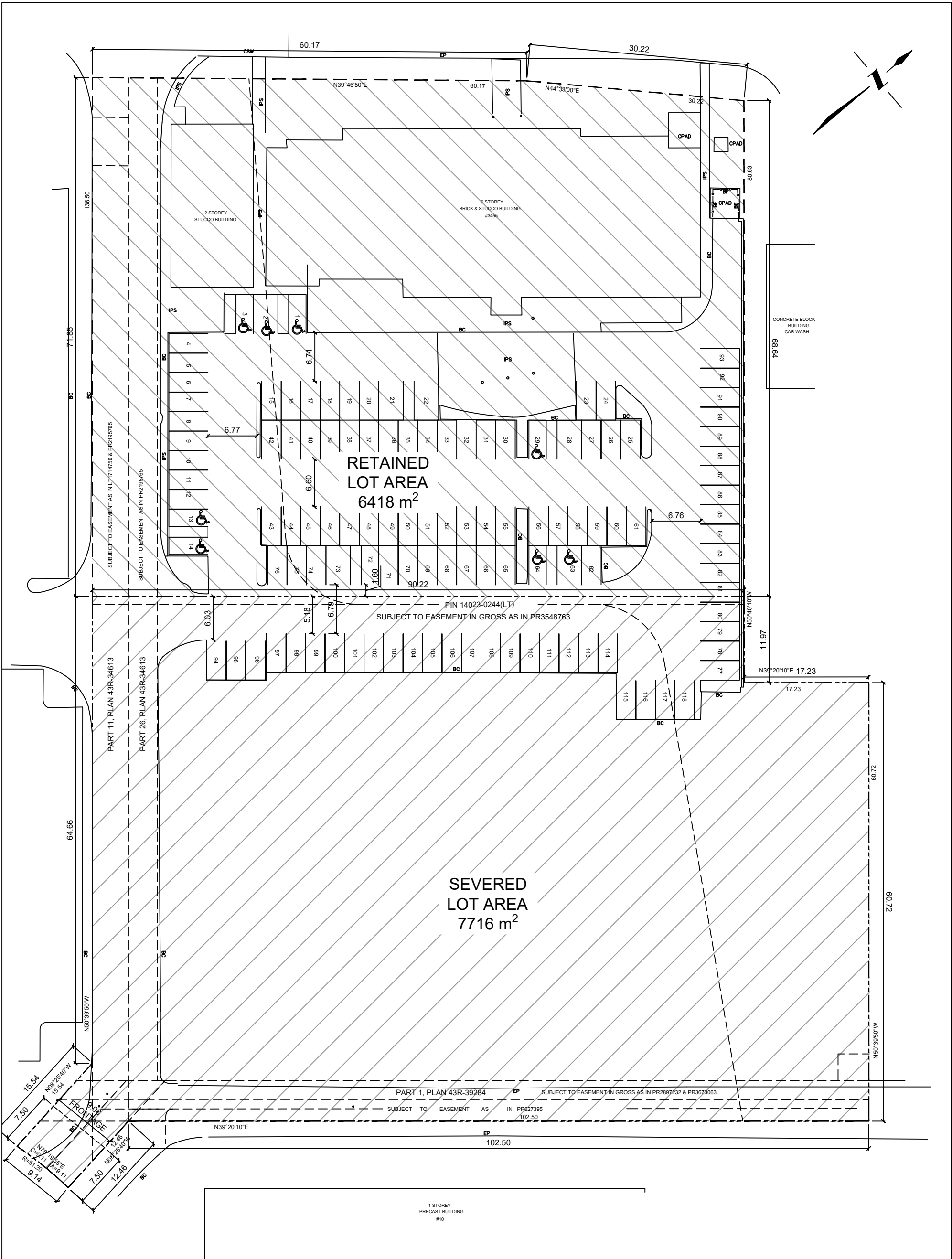
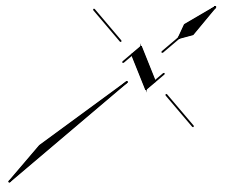
Site Statistics	
Total Lot Area	1.413 ha
Zoning	SC x1923
Severed Lot Area	7716 m <sup>2</sup>
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m <sup>2</sup>
Retained Lot Frontage	90.31 m
<b>Hotel Parking</b>	
Total Required Parking	120 Spaces
Total Parking Proposed	88 Spaces

Should you have any questions please do not hesitate to contact the below;

Yours very truly,

Nicholas H. Dell  
Principal





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

**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**

## PART SUMMARY

Location: Property referred to as 3455 Queen Street East  
Part of Lot 5, Concession 7  
Northern Division (Geographic Township of Toronto Gore, County of Peel)  
City of Brampton  
Regional Municipality of Peel

File: 66-5-19

Client: 2514682 Ontario Inc

Date: November 27, 2023

Revision Date: February 9, 2024

David B. Searles Surveying Ltd.

**ONTARIO LAND SURVEYORS**  
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5  
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

<b>PART NUMBER</b>	<b>DESCRIPTION</b>	<b>AREA (sq. m)</b>
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5773
2	Part of the severed lands - Subject to easement in gross as in PR3548763	6392
3	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	287
5	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
6	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	300
7	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	10
8	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
9	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
10	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
11	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
12	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	9
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
19	Part of the severed lands - Subject to easement in gross as in PR3548763	3
20	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	27
21	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	33
22	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR3673063	16
23	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	335
24	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268

Note:

**Retained lands** are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 3, 4, 20 and 21 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

**Area of Retained Lands: 6418 S.q.m.**

**Frontage of Retained Lands: 90.31**

**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 19 (both inclusive), 22, 23 and 24 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

**Area of Severed Lands: 7716 S.q.m.**

**Frontage of Severed Lands: 9.08m (Minimum is 50 m)**

**TOTAL AREA: 1.413 Ha**

**CAUTION: Areas subject to change upon completion of final Survey.**

**ZONING: Category Commercial, Type SC, Special Section 1923**

David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

**REVISIONS:** 1 Adjust severance limit per clients request, update plan and summary accordingly

PLAN OF SURVEY OF  
PART OF LOT 5, CONCESSION 7  
NORTHERN DIVISION  
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 300



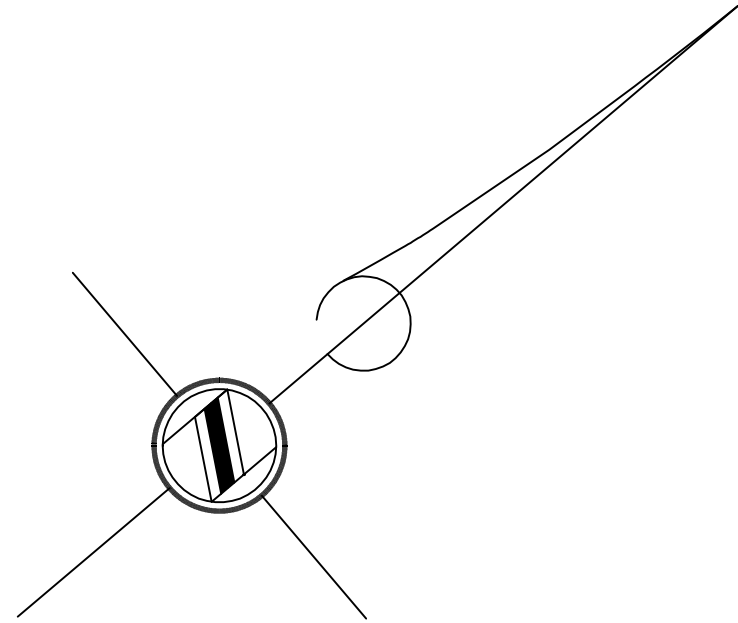
David B. Searles Surveying Ltd.  
ONTARIO LAND SURVEYORS

METRIC

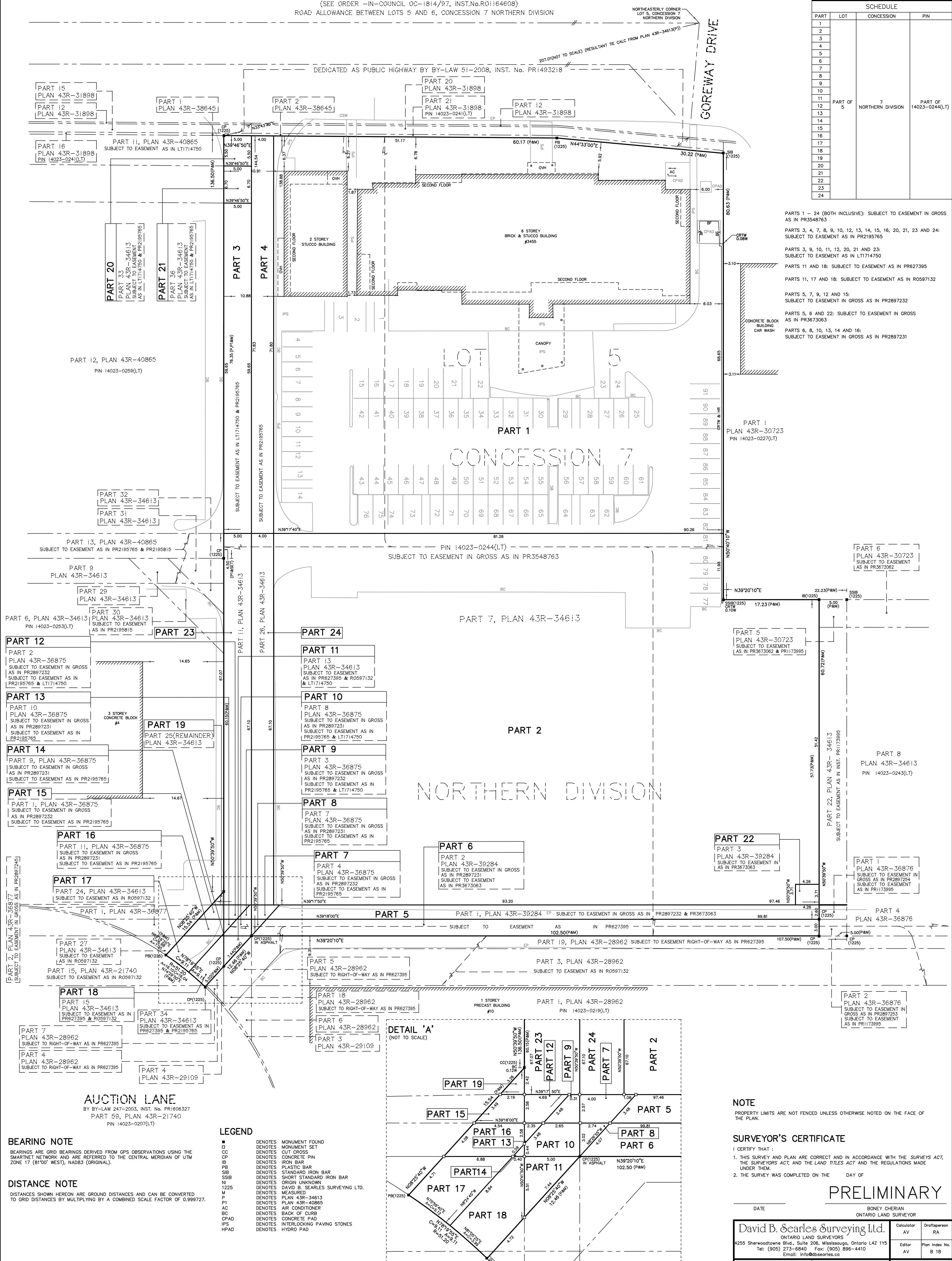
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QUEEN STREET EAST  
(REGIONAL ROAD No.107)

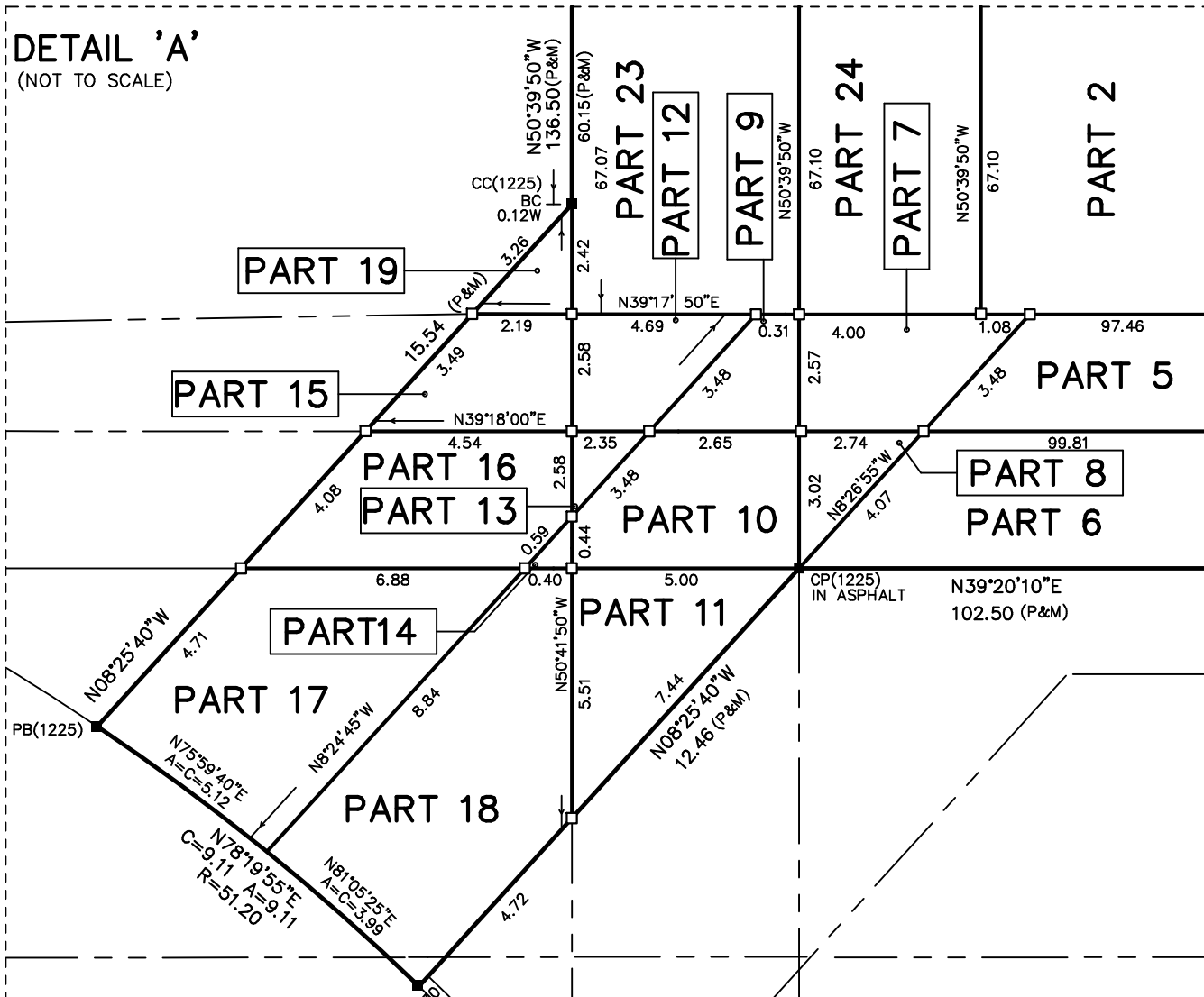
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- LEGEND**
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  - DENOTES IRON BAR
  - DENOTES PLASTIC BAR
  - DENOTES STANDARD IRON BAR
  - DENOTES SHORT STANDARD IRON BAR
  - DENOTES ORIGIN UNKNOWN
  - DENOTES DAVID B. SEARLES SURVEYING LTD.
  - DENOTES MEASURED
  - DENOTES PLAN 43R-34613
  - DENOTES PLAN 43R-40865
  - DENOTES AIR CONDITIONER
  - DENOTES BACK OF CURB
  - DENOTES CONCRETE PAD
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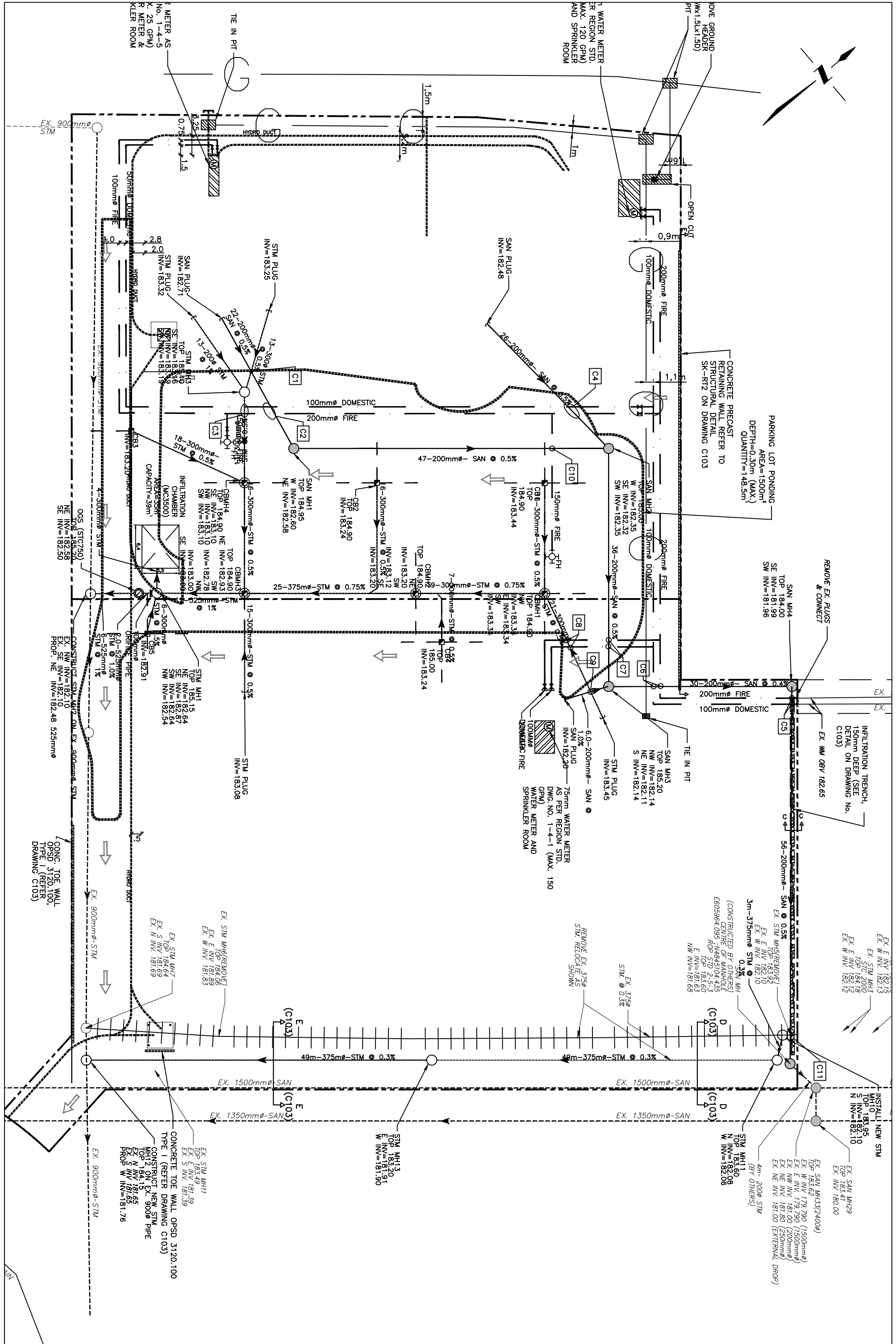
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**PRELIMINARY**

DATE \_\_\_\_\_ BONEY CHERIAN  
ONTARIO LAND SURVEYOR

David B. Searles Surveying Ltd.	Calculator	Draftsperson
4255 Sherwoodlane Blvd., Suite 206, Mississauga, Ontario L4Z 1Y5	AV	RA
Tel: (905) 273-6840 Fax: (905) 896-4410	Editor	Plan Index No.
Email: info@dssearles.ca	AV	B 18

Calculation File 66-19.CALC.DWG Drawing File 66-5-19.DWG File No. 66-5-19



**Site Plan**  
 3455 Queen Street East, Brampton, ON

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

**Date:** May 14, 2024  
**Scale:** 1:500

**SP**