

**Application for Consent**Section 53 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:** B-2024-0012  
**Property Address:** 3455 Queen Street  
**Legal Description:** Brampton Con 7 ND Part Lot 5, RP 43R34613, Parts 7, 11 to 16, 18, 24 to 26, 33, 34, and 36  
**Agent:** Harper Dell and Associates Inc., c/o Nicholas H. Dell  
**Owner(s):** 2514682 Ontario Inc.,  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, October 15, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose and Effect of the Application:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1.413 hectares (3.49 acres), together with reciprocal easements for access, parking, and servicing. The proposed severed lot has a frontage of approximately 9.08 metres (29.79 feet), a depth of approximately 60.72 metres (199.21 feet), and an area of approximately 7,716 square metres (1.91 acres). The retained lands will continued to be occupied by a 6 storey motel building and a 2 storey office building. No development is currently proposed for the severed lands.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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 **12:00 pm on Thursday, October 10, 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](mailto: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 **12:00 pm on Thursday, October 10, 2024**, by emailing [coa@brampton.ca](mailto: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 record and will be posted on the City's website. If you do not participate in the public meeting, Committee may decide 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](http://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](http://www.brampton.ca).

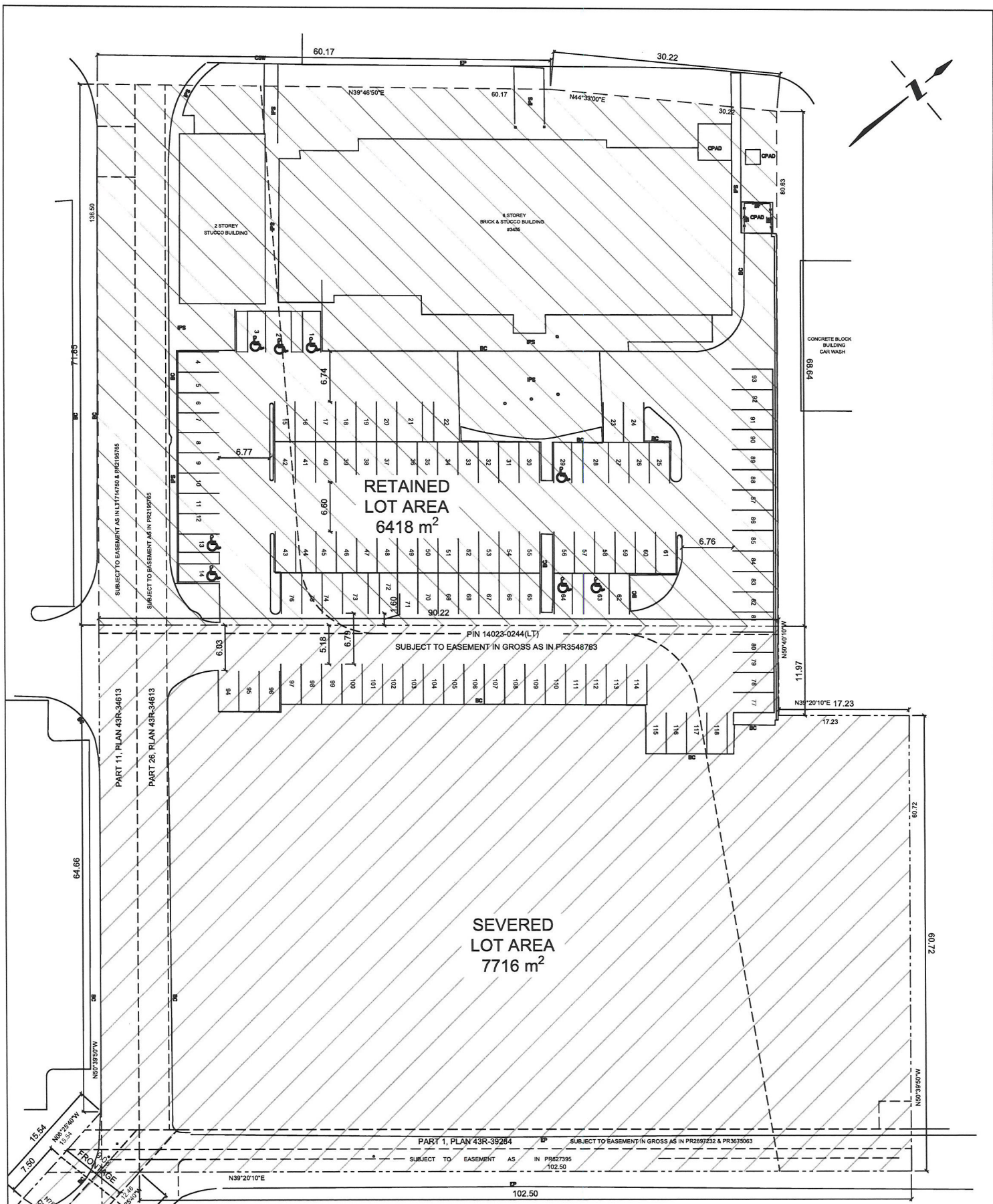
**Appeal Process:** If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

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 26th day of September 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



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

- 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.

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

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 26, 2024</b>
<b>Scale:</b>	<b>1:500</b>

**SP**