

**Application for Minor Variance**Section 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-2024-0233  
**Property Address:** 3455 Queen Street - Retained  
**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  
**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

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

1. To permit 89 parking spaces, whereas the by-law requires 136 parking spaces (reduced to 119 under previous variance A18-055).
2. To permit 29 required parking spaces on the severed lands to be used in conjunction with the hotel/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot as the building or use for which it is required; and
3. To permit a parking aisle width of 1.6 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

**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 comments 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.

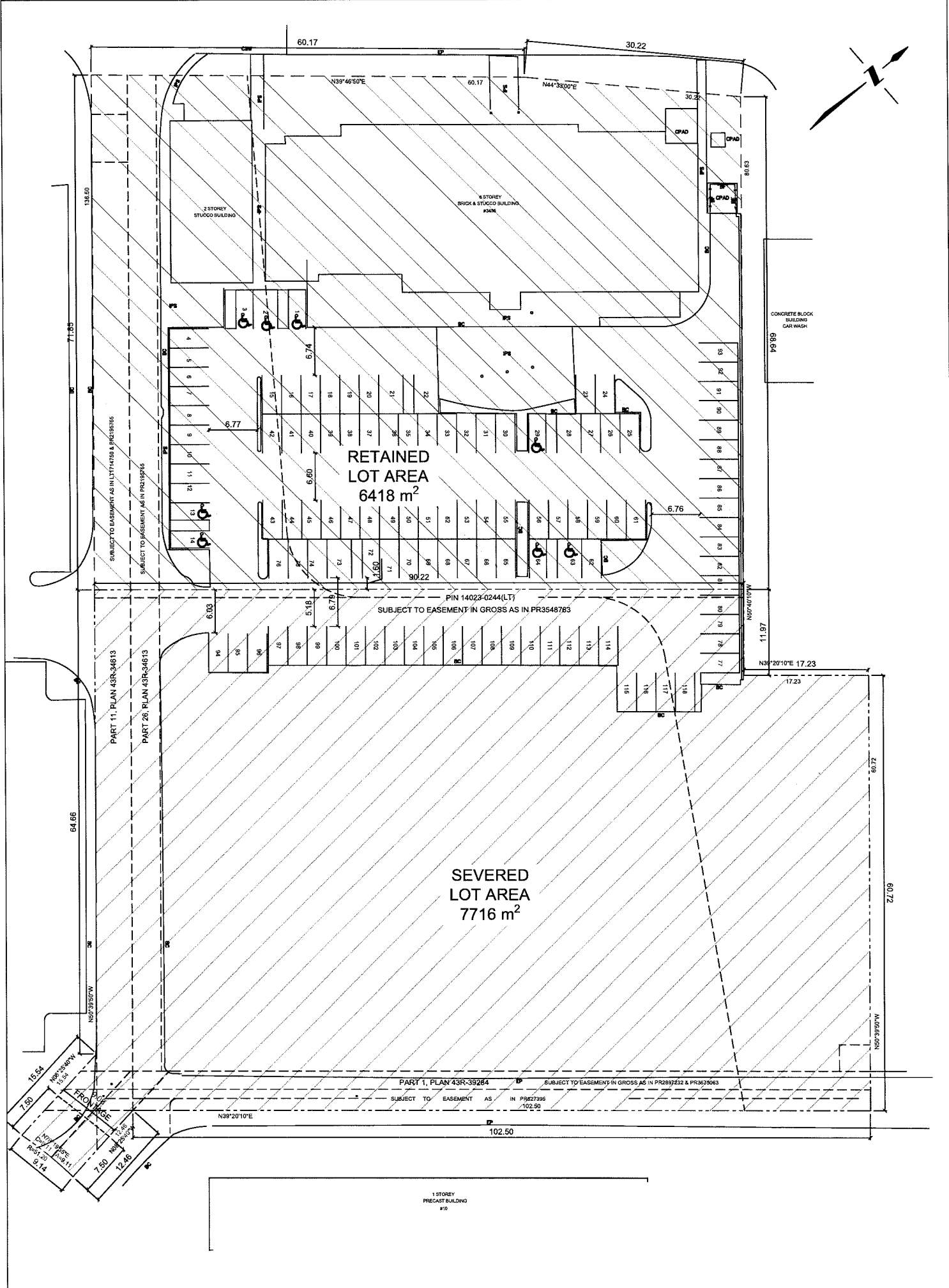
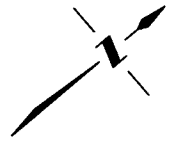
**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may decide in your absence, and you will not be entitled to any further 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 you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto: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](mailto:olt.clo@ontario.ca).

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)



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:**

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 26, 2024  
**Scale:** 1:500

**SP**