

**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-2024-0354  
**Property Address:** 525 Main Street North  
**Legal Description:** Chinguacousy Con 1, WHS, Part Lot 9, Ward 5  
**Agent:** Design Plan Services Inc. c/o Steven Qi  
**Owner(s):** The Regional Municipality of Peel, c/o Margarita Perez  
**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 of the Application:**

1. To permit an apartment dwelling have a building height of 9 storeys, whereas the by-law permits a maximum building height of 3 storeys!
2. To permit a lot coverage of 20.23%, whereas the by-law permits a maximum lot coverage of 18%;
3. To permit an apartment dwelling located 45.91 metres from the lot line abutting Main St. North, whereas the by-law only permits an apartment dwelling within 40 metres of the lot line abutting Main St. North;
4. To permit a separation distance of 20.15 metres between buildings, whereas the by-law requires a minimum separation distance of 25 metres between buildings;
5. To permit 229 apartment dwelling units, including units with one and two bedrooms, whereas the by-law permits a maximum 55 bachelor dwelling units; and
6. To permit apartment dwelling units having a floor area of up to 85 square metres, whereas the by-law permits apartment dwelling units having a maximum unit size of 36 square 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 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 meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision 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).

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 2<sup>nd</sup> day of October 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)





3	2024-09-06	SPA SUBMISSION	
2	2024-07-03	SPA ZONING CHECK	
1	2024-05-01	SPA SUBMISSION	
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

PERMIT STAMP

SEAL



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PROJECT

**PEEL MANOR SENIORS RENTAL BUILDING**

525 MAIN ST N, BRAMPTON, ON

DRAWING TITLE

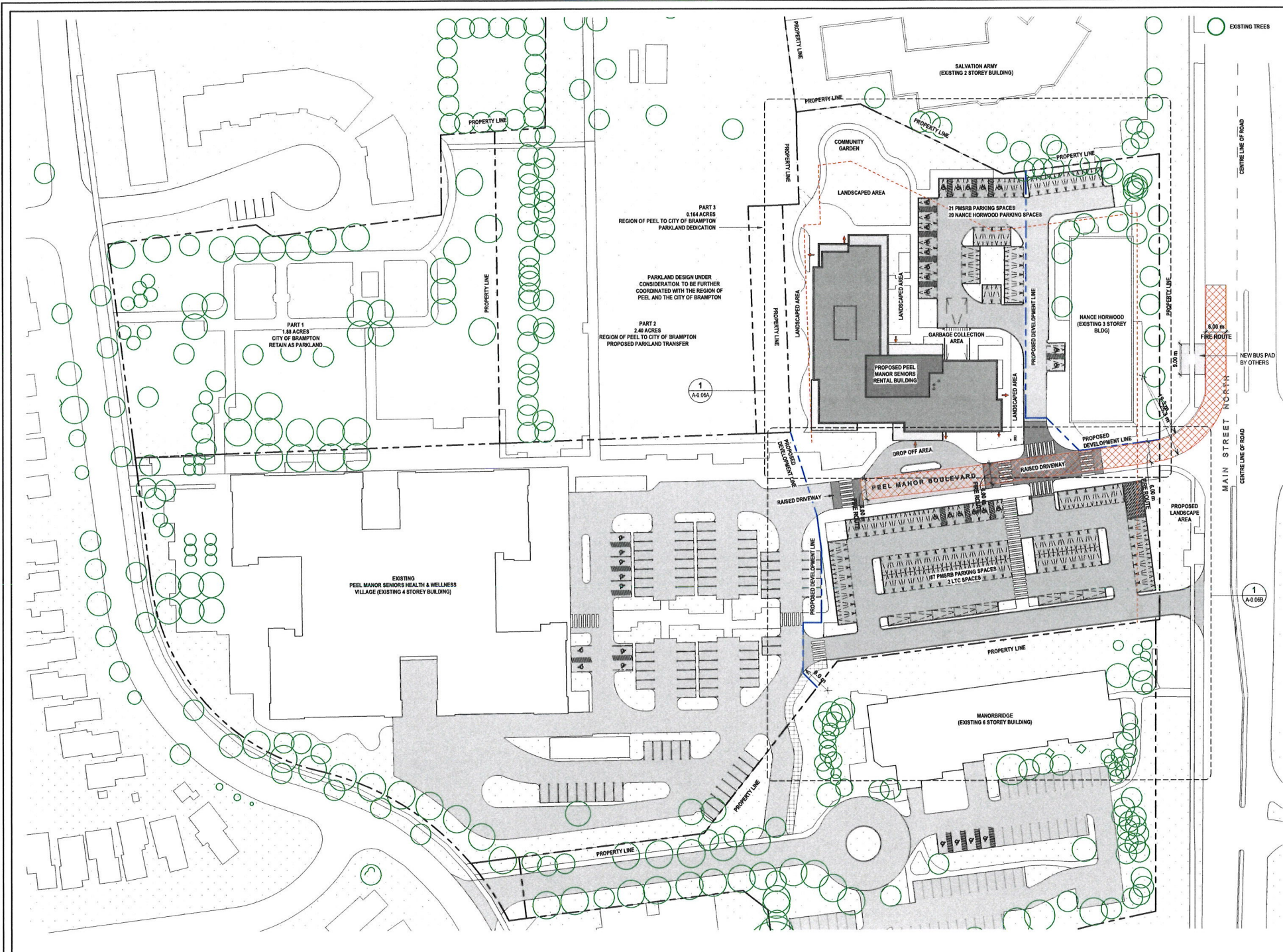
**OVERALL SITE PLAN**

DRAWING ISSUE

**SPA SUBMISSION**

PROJECT NO	PLOT DATE	2024-09-06	DRAWN	D.S.
260038	SCALE	1:500	REVIEWED	N.W., P.R.

DRAWING NO	<b>A-0.04</b>	REVISION	<b>3</b>
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**1 OVERALL SITE PLAN**  
SCALE: 1:500