

Application for Minor VarianceSection 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-2024-0366
Property Address: 9416 Highway 50
Legal Description: Toronto Gore Con 11, EHS, Part Lot 8, and RP 43R40081, Part 4, Ward 10
Agent: Quadspring Inc. c/o Ramy Youssif
Owner(s): Quadspring 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, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit 73 parking spaces, whereas the by-law requires a minimum of 137 parking spaces.

Participate in the Meeting:

- Send an email with your written comments to 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 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, 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 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.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to 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.

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 2nd day of October 2024

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

- LEGEND**
- PROPOSED PRIMARY/BARRIER FREE CURB CUT
 - PROPOSED EXIT
 - PROPOSED FIRE HYDRANT
 - PROPOSED BIASES CONNECTION
 - PROPOSED SIGN
 - PROPOSED FIRE & TRUCK ROUTE (MIN. CLEAR WIDTH)
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED DECORATIVE PAVING (MIN. 10' WIDE BY 10' SQUARE)
 - PROPOSED LANDSCAPING (SEE LSC PLAN FOR DETAILS)

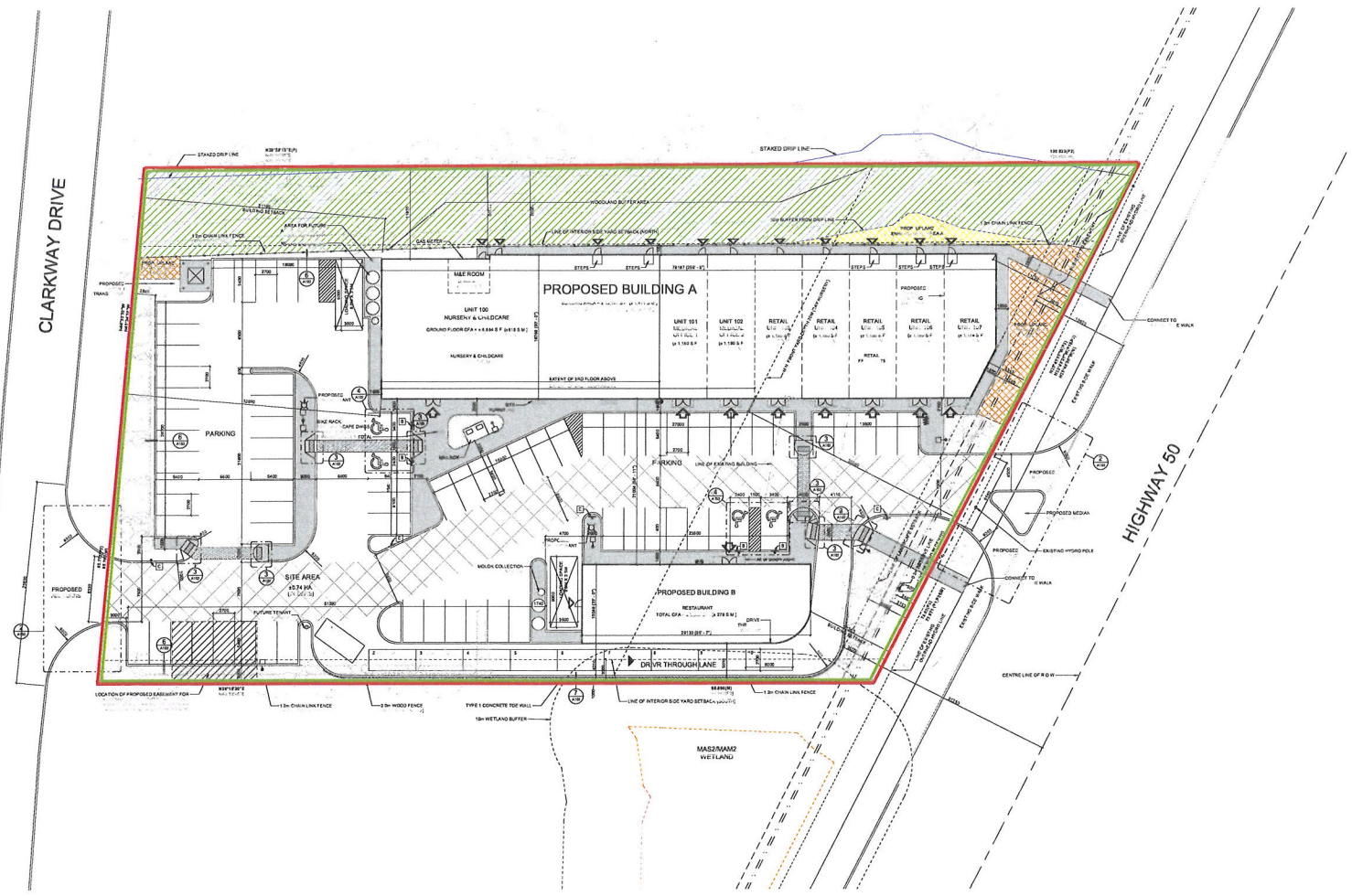


ZONING CHART
 ZONING: RESIDENTIAL STANDARDS (CITY OF BRAMPTON)
 Description: Residential Standards (CITY OF BRAMPTON)
 Use: Residential (CITY OF BRAMPTON)
 Max. Lot Area: 10,000 sq. ft.

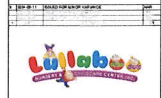
ZONING PROVISION	REQUIRED	PROPOSED	TOTAL
PARKING			
Min. Parking	155 SPACES	73 SPACES	155 SPACES
Min. Accessible (0.5% TOTAL)	8 SPACES	8 SPACES	8 SPACES
Min. Accessible (2% TOTAL)	2 SPACES	2 SPACES	2 SPACES
LOADING (4 x 8 FT)	4 SPACES	4 SPACES	4 SPACES
MIN. LOT WIDTH	33 M	BUILDING A: 33.0 M BUILDING B: 33.0 M	33.0 M
MIN. FRONT YARD DEPTH	3 M	5.5 M	11.2 M
MIN. LANDSCAPE OPEN SPACE	3 M	3 M	3 M
MIN. INTERIOR SIDE YARD SETBACK (NORTH)	10 M	11.3 M	50 M
MIN. INTERIOR SIDE YARD SETBACK (SOUTH)	3 M	3 M	5 M
MIN. REAR YARD DEPTH	6 M	32 M	40 M
MAX. BUILDING HEIGHT	3 STOREY	3 STOREY	1 STOREY
MAX. FLOOR SPACE INDEX	0.5	0.40	0.04

SITE STATISTICS

TOTAL SITE AREA	1.83 ACRES	8,574 M ²
PROPOSED BUILDING AREA	4,300 S.F.	397.5 M ²
PROPOSED BUILDING A AREA		
FIRST FLOOR	4,664 S.F.	430.9 M ²
BUILDING FLOOR	4,507 S.F.	416.6 M ²
THIRD FLOOR	4,507 S.F.	416.6 M ²
TOTAL NURSERY & CHILDCARE GRA	16,878 S.F.	1,568.8 M ²
TOTAL OUTDOOR PLAY/STORAGE	4,000 S.F.	371.6 M ²
FIRST FLOOR RETAIL	4,100 S.F.	381.1 M ²
BUILDING A TOTAL	13,132 S.F.	1,222.2 M ²
BUILDING A TOTAL	13,132 S.F.	1,222.2 M ²
BUILDING A & B TOTAL	13,132 S.F.	1,222.2 M ²
COVERAGE		22.87 %



SFA SITE PLAN
T. J. JAW



BUILDING A + B - 8415 + 8425
CLARKWAY DRIVE
 BRAMPTON, ONTARIO

SITE PLAN

PROJECT NO: 17-2502PZ
 PROJECT DATE: 2024-08-11
 DRAWING NO: 000001
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Signature]
 SCALE: As Indicated

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