

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-2024-0406
Property Address:	2280 and 2300 Queen Street East
Legal Description:	Chinguacousy, CON 6, EHS, Part Lot 6, and RP 43R13972, Part 1, Ward 8
Agent:	Glen Schnarr & Associates Inc. c/o Jim Levac
Owner(s):	Polco Investments Limited, c/o Jay Lim
Meeting Date and Time:	Tuesday, December 10, 2024 at 9:30 am
Meeting Location:	Hybrid in-person and virtual meeting – Council Chambers, 4th 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 vary Schedule 'C', Section 256 of the by-law to permit Building B and Building C to be located outside the area identified on the Schedule, whereas the by-law requires that Building B and Building C to be located in accordance with the building footprint outline on Schedule 'C- Section 256;
2. To vary Schedule 'C', Section 256 of the by-law to permit Building B with a gross commercial floor area not exceeding 2,840 square metres, whereas the by-law requires a gross commercial floor area for Building B shall not exceed 1,400 square metres in accordance with Schedule 'C- Section 256;
3. To allow angled parking space shall to a rectangular area measuring 2.6 metres in width and 3.4 metres in length; whereas the by-law requires angled parking space shall to a rectangular area measuring 2.7 metres in width and 5.4 metres in length;
4. To allow 147 parking spaces to be provided on site, whereas the by-law requires a 158 parking spaces to be provided on site;
5. To allow a minimum parking aisle width of 2.2 metres, whereas the by-law requires a minimum parking aisle width 6.6 metres;
6. To vary Schedule 'C', Section 256 of the by-law to allow a 4.4 metres wide landscape open space area to be provided and maintained along Highway Number 7, excepted for the driveway access points, whereas the by-law requires that a 4.5 metres wide landscape open space area shall be provided and maintained along Highway Number 7, except for the driveway access points in accordance with Schedule 'C- Section 256;
7. To allow 1 loading space to be provided on site, whereas the by-law requires 2 loading spaces to be provided on site;
8. To vary Schedule 'C', Section 256 of the by-law to allow a 0m wide landscape open space area to be provided and maintained along the easterly side lot line, whereas the by-law requires a 3m wide landscape open space area shall be provided and maintained along side lot line in accordance with Schedule 'C- Section 256;
9. To Vary Schedule 'C' – Section 256 to allow on-site parking spaces and spaces for the storage of motor vehicles to be maintained outside the approved location, whereas the by-law requires on-site parking spaces and spaces for the storage of motor vehicles to be developed and maintained in accordance with Schedule 'C' – Section 256

*parking breakdown not provided to confirm if there is sufficient parking on site. Still require the distance from the loading space to the severance line

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 comments on the agenda and must be received no later than **12:00 pm on Thursday, December 5, 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, December 5, 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 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 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.

Dated this 21st day of November 2024

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

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PROJECT No.	
SCALE	1:30
DATE	
DRAWING No.	A1.0
SITE PLAN APPLICATION No.	0000000000