

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-2022-0268
Property Address: 2257 and 2267 Embelton Road
Legal Description: Chinguacousy, CON 5, WHS, Part Lot 5, Ward 6
Agent: Viewport Studio Inc. c/o Sami Abu Shanb
Owner(s): Mohammed Ilyas
Other applications: nil
under the *Planning Act*

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

Purpose of the Application:

1. To permit a Day Nursey, whereas the by-law does not permit the use;
2. To permit 40% of the required front yard to be landscaped open space, whereas the Zoning by-law requires a minimum 70% of the required front yard to be landscaped open space;
3. To permit a front yard setback of 8 metres, whereas the by-law requires a front yard setback of 12 metres;
4. To permit a side yard setback of 6 metres, whereas the by-law requires a side yard setback of 7.5 metres; and
5. To permit a building height of 12 metres, whereas the by-law permit of a maximum building height of 10 metres.

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, 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 make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

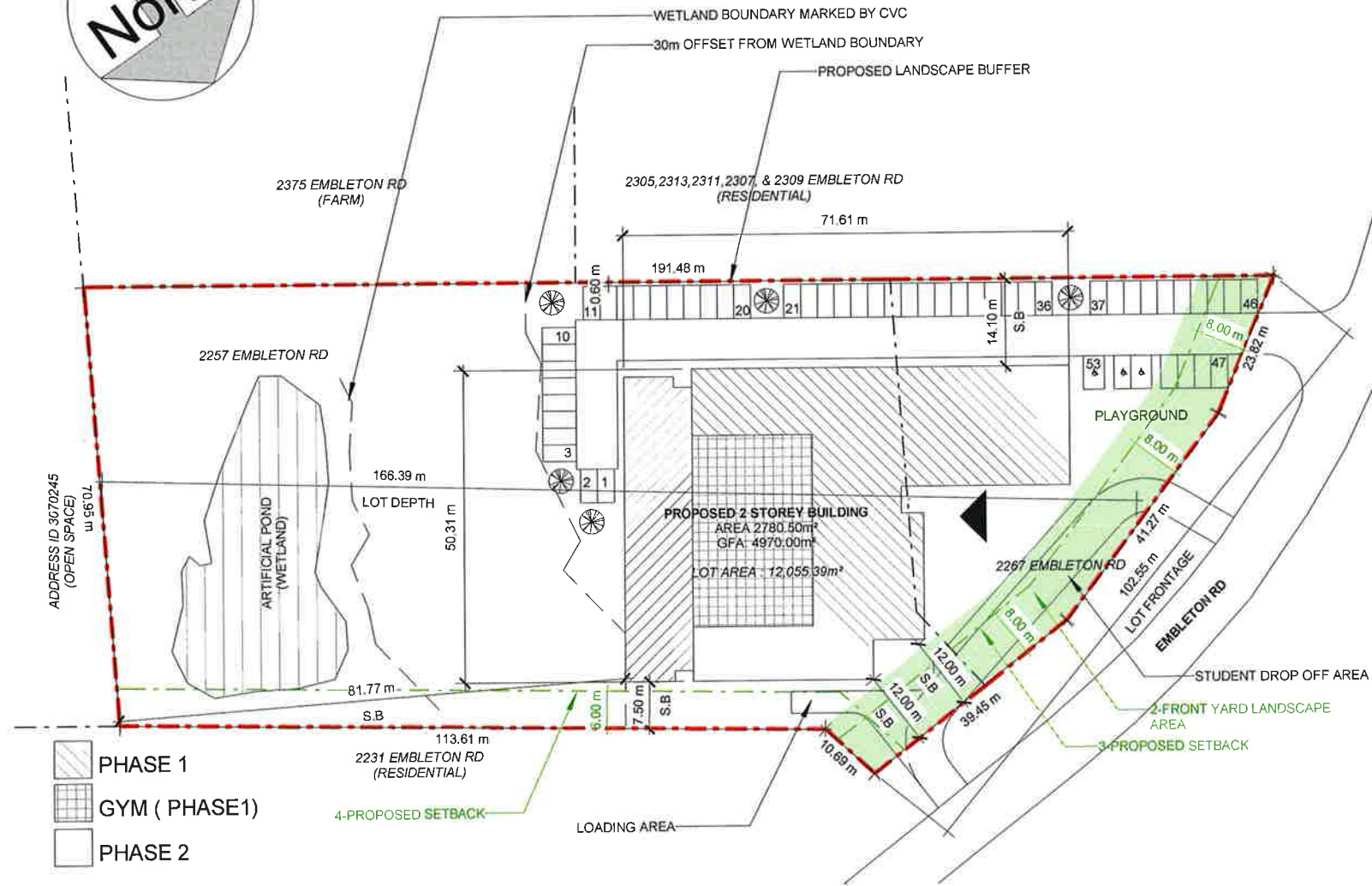
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 26th day of November 2024

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



Prking Breakdown

Phase #	Area m ²	Required Parking Spaces	Total Required	Total Provided
Phase 1 (Elementary including GYM)	3911	1 space /100 m ²	39.11	47
Phase 1 (High School)	538	1.5 Space /100 m ²	8.07	53

Required accessible parking spaces		Provided
Type A	2	2
Type B	1	1

Note:

- Parking spaces breakdown is conducted based on proposed areas on this drawing
- All existing buildings and equipment to be removed

Site Plan

ALAMEEN
SCHOOL



Project number	20-20	01
Date	2022/08/28	
Drawn by	SA	
Checked by	SA	Scale 1 : 1000