

**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-2024-0405  
**Property Address:** 2250 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, 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 Vary Schedule 'C' – Section 256 to allow Lot A to have a lot width of 56.0 metres, whereas the by-law requires Lot A to have a minimum lot width of 100 metres in accordance with Schedule 'C' – Section 256;
2. To vary Schedule 'C', Section 256 of the by-law to permit Building A to be located outside the area identified on the Schedule, whereas the by-law requires that Building A to be located in accordance with the building footprint outline on Schedule 'C- Section 256;
3. To vary Schedule 'C', Section 256 of the by-law to permit Building A with a gross commercial floor area not exceeding 3,075 square metres, whereas the by-law requires a gross commercial floor area for Building A shall not exceed 1,900 square metres in accordance with Schedule 'C- Section 256;
4. 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;
5. To vary Schedule 'C', Section 256 of the by-law to allow a 2.6 metres wide landscape open space area to be provided and maintained along the westerly side lot line, whereas the by-law requires a 3 metres wide landscape open space area shall be provided and maintained along side lot line in accordance with Schedule 'C- Section 256;
6. To allow angled parking space shall to a rectangular area measuring 1.9 metres in width and 4.35 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;
7. To allow a minimum parking aisle width of 4.2 metres, whereas the by-law requires a minimum parking aisle width 6.6 metres;
8. 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;
9. To permit 1 loading space, whereas the by-law requires 2 loading spaces.  
**\*parking breakdown not provided to confirm if there is sufficient parking on site. In addition, tandem parking is only permitted for 50% of the required parking for motor vehicle repair.**

**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, 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](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, December 5, 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 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](mailto:coa@brampton.ca)

