

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-2025-0002
Property Address: 115 East Drive Unit 1,2,3,5
Legal Description: Plan 720, Block D, Ward 7
Agent: Pavneet Kaur (Noble Prime Solutions LTD)
Owner(s): 2538821 Ontario Inc. (Paul Athwal)
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, February 25, 2025, 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 place of amusement (golf simulator) whereas the by-law does not permit the use;
2. To permit a restaurant whereas the by-law does not permit the use;
3. To permit a motor vehicle sales establishment whereas the by-law does not permit the use;
4. To permit outside storage of display vehicles associated with the motor vehicles sales establishment to be located in the front yard whereas the by-law does not permit outside storage in the front yard; and
5. To permit fencing in the front yard, whereas the by-law does not permit fencing in the front yard.
6. To allow a 1.5m wide landscape open space strip abutting a street, except at approved driveway locations, whereas the by-law requires a 3m wide landscape open space strip abutting a street, except at approved driveway locations

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, February 20, 2025**.
- 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, February 20, 2025**, 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.

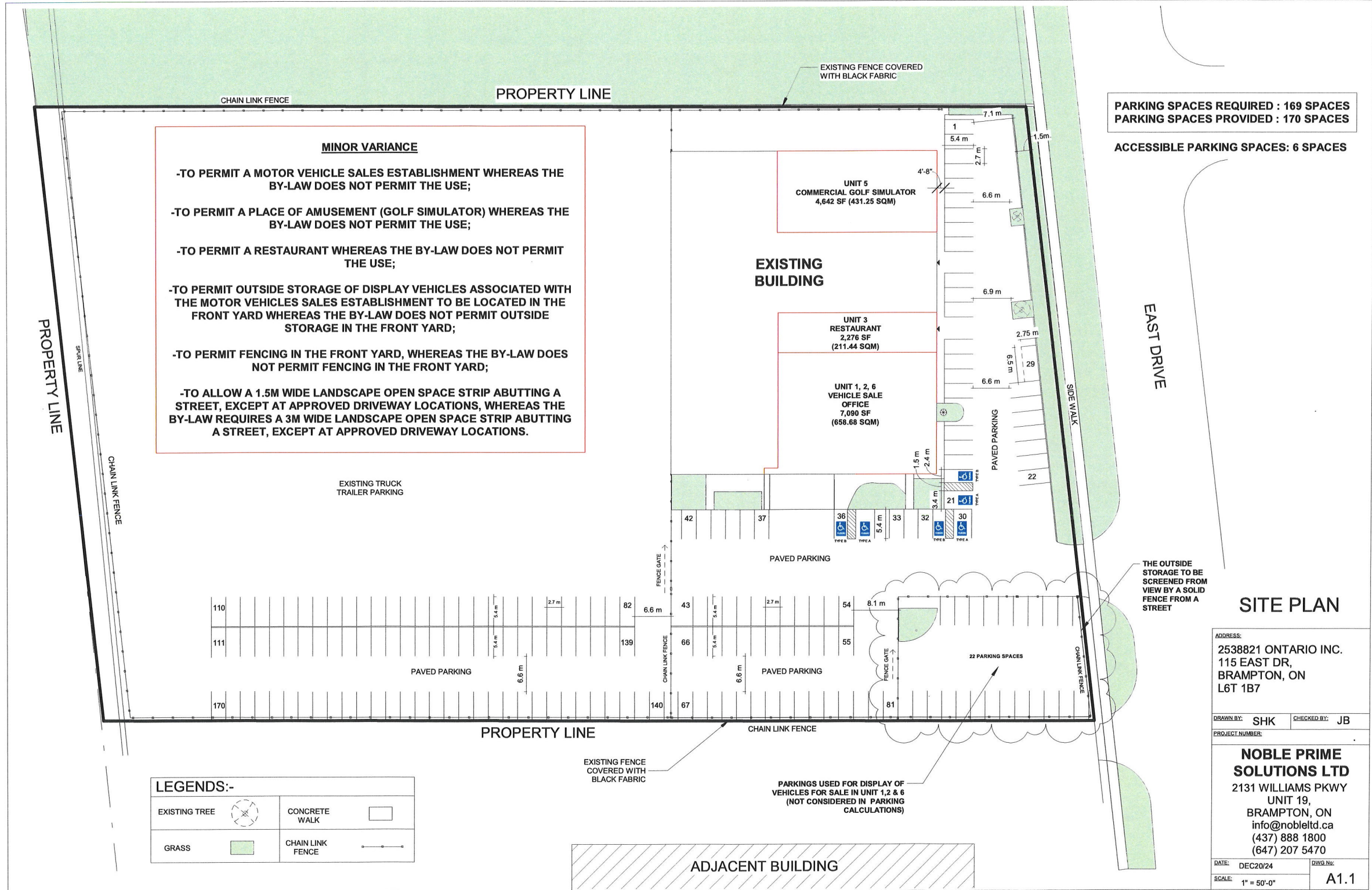
Dated this 10th day of February 2025

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

MINOR VARIANCE

- TO PERMIT A MOTOR VEHICLE SALES ESTABLISHMENT WHEREAS THE BY-LAW DOES NOT PERMIT THE USE;
- TO PERMIT A PLACE OF AMUSEMENT (GOLF SIMULATOR) WHEREAS THE BY-LAW DOES NOT PERMIT THE USE;
- TO PERMIT A RESTAURANT WHEREAS THE BY-LAW DOES NOT PERMIT THE USE;
- TO PERMIT OUTSIDE STORAGE OF DISPLAY VEHICLES ASSOCIATED WITH THE MOTOR VEHICLES SALES ESTABLISHMENT TO BE LOCATED IN THE FRONT YARD WHEREAS THE BY-LAW DOES NOT PERMIT OUTSIDE STORAGE IN THE FRONT YARD;
- TO PERMIT FENCING IN THE FRONT YARD, WHEREAS THE BY-LAW DOES NOT PERMIT FENCING IN THE FRONT YARD;
- TO ALLOW A 1.5M WIDE LANDSCAPE OPEN SPACE STRIP ABUTTING A STREET, EXCEPT AT APPROVED DRIVEWAY LOCATIONS, WHEREAS THE BY-LAW REQUIRES A 3M WIDE LANDSCAPE OPEN SPACE STRIP ABUTTING A STREET, EXCEPT AT APPROVED DRIVEWAY LOCATIONS.

PARKING SPACES REQUIRED : 169 SPACES
PARKING SPACES PROVIDED : 170 SPACES
ACCESSIBLE PARKING SPACES: 6 SPACES



SITE PLAN

ADDRESS:
 2538821 ONTARIO INC.
 115 EAST DR,
 BRAMPTON, ON
 L6T 1B7

DRAWN BY: SHK CHECKED BY: JB
 PROJECT NUMBER:

NOBLE PRIME SOLUTIONS LTD
 2131 WILLIAMS PKWY
 UNIT 19,
 BRAMPTON, ON
 info@nobleltd.ca
 (437) 888 1800
 (647) 207 5470

DATE: DEC20/24 DWG No:
 SCALE: 1" = 50'-0" A1.1

LEGENDS:-

EXISTING TREE		CONCRETE WALK	
GRASS		CHAIN LINK FENCE	