

**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.

<b>Application Number:</b>	<b>A-2024-0406 - Retained Land</b>
<b>Property Address:</b>	<b>2280 and 2300 Queen Street East</b>
<b>Legal Description:</b>	<b>Chinguacousy, Con 6, EHS, Part Lot 6, and RP 43R13972, Part 1, Ward 8</b>
<b>Agent:</b>	<b>Glen Schnarr &amp; Associates Inc. c/o Jim Levac</b>
<b>Owner(s):</b>	<b>Polco Investments Limited, c/o Jay Lim</b>
<b>Meeting Date and Time:</b>	<b>Tuesday, March 25, 2025 at 9:30 am</b>
<b>Meeting Location:</b>	<b>Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West</b>

**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 2.6m in width and 3.4m in length Whereas the by-law requires angled parking space shall to a rectangular area measuring 2.7m in width and 5.4m in length
4. To allow a minimum parking aisle width of 2.2m Whereas the by-law requires a minimum parking aisle width 6.6m
5. To vary Schedule 'C', Section 256 of the by-law to allow a 4.4m 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 4.5m 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
6. To allow 1 loading space to be provided on site whereas the by-law requires 2 loading spaces to be provided on site
7. 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
8. 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

**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, March 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](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, March 20, 2025**, 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.

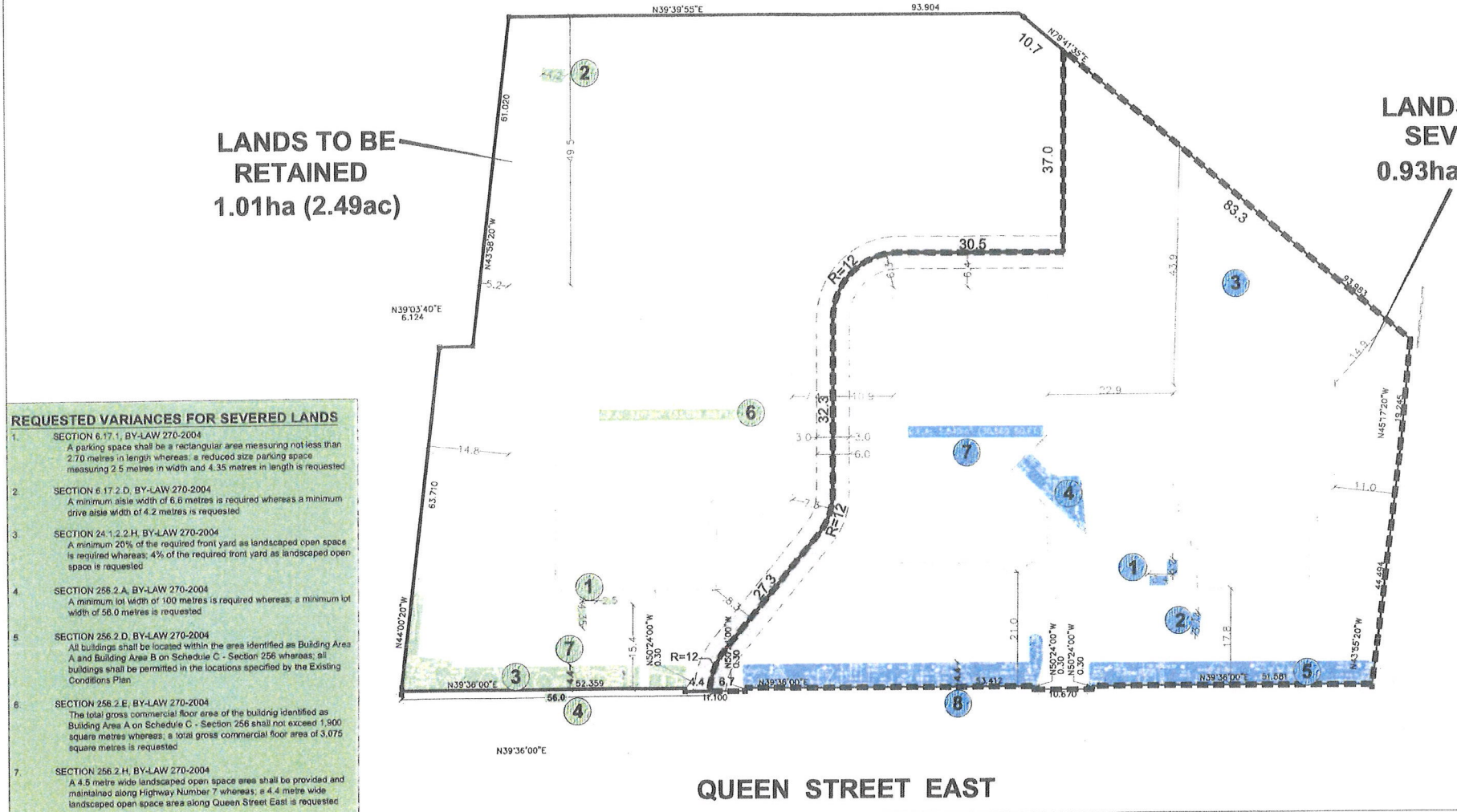
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information 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 6th day of March 2025

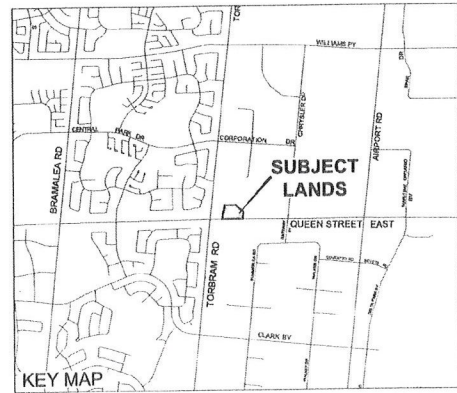
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)





- REQUESTED VARIANCES FOR SEVERED LANDS**
- SECTION 6.17.1, BY-LAW 270-2004  
A parking space shall be a rectangular area measuring not less than 2.70 metres in length whereas: a reduced size parking space measuring 2.5 metres in width and 4.35 metres in length is requested
  - SECTION 6.17.2 D, BY-LAW 270-2004  
A minimum aisle width of 6.6 metres is required whereas a minimum drive aisle width of 4.2 metres is requested
  - SECTION 24.1.2.2 H, BY-LAW 270-2004  
A minimum 20% of the required front yard as landscaped open space is required whereas: 4% of the required front yard as landscaped open space is requested
  - SECTION 256.2 A, BY-LAW 270-2004  
A minimum lot width of 100 metres is required whereas: a minimum lot width of 56.0 metres is requested
  - SECTION 256.2 D, BY-LAW 270-2004  
All buildings shall be located within the area identified as Building Area A and Building Area B on Schedule C - Section 256 whereas: all buildings shall be permitted in the locations specified by the Existing Conditions Plan
  - SECTION 256.2 E, BY-LAW 270-2004  
The total gross commercial floor area of the building identified as Building Area A on Schedule C - Section 256 shall not exceed 1,900 square metres whereas: a total gross commercial floor area of 3,075 square metres is requested
  - SECTION 256.2 H, BY-LAW 270-2004  
A 4.5 metre wide landscaped open space area shall be provided and maintained along Highway Number 7 whereas: a 4.4 metre wide landscaped open space area along Queen Street East is requested

- REQUESTED VARIANCES FOR RETAINED LANDS**
- SECTION 6.17.1, BY-LAW 270-2004  
A parking space shall be a rectangular area measuring not less than 2.70 metres in width and 5.4 metres in length whereas: a reduced size parking space measuring 2.5 metres in width and 3.4 metres in length is requested
  - SECTION 6.17.2 D, BY-LAW 270-2004  
A minimum aisle width of 6.6 metres is required whereas a minimum drive aisle width of 3.74 metres is requested
  - SECTION 20.3.1, BY-LAW 270-2004  
A minimum number of 158 parking spaces are required whereas: 147 parking spaces are requested
  - SECTION 20.6 A, BY-LAW 270-2004  
A minimum of two (2) loading spaces are required whereas: One (1) loading space is requested
  - SECTION 24.1.2.2 H, BY-LAW 270-2004  
A minimum of 20% of the required front yard as landscaped open space is required whereas: 4% of the required front yard as landscaped open space is requested
  - SECTION 256.2 D, BY-LAW 270-2004  
All buildings shall be located within the area identified as Building Area A and Building Area B on Schedule C - Section 256. All buildings shall be permitted in the locations specified by the Existing Conditions Plan
  - SECTION 256.2 F, BY-LAW 270-2004  
The total gross commercial floor area of the building identified as Building Area B on Schedule C - Section 256 shall not exceed 1,400 square metres whereas: the total gross commercial floor area of 2,840 square metres is requested
  - SECTION 256.2 H, BY-LAW 270-2004  
A 4.5 metre wide landscaped open space area shall be provided and maintained along Highway Number 7 whereas: a 4.4 metre wide landscaped open space area along Queen Street East is requested



**MINOR VARIANCE SKETCH**  
**POLICARO AUTOMOTIVE FAMILY**  
**2300 QUEEN STREET EAST**  
  
**PART OF LOT 6**  
**CONCESSION 6, E.H.S.**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

- LEGEND**
- Total Property Area:  
1.94 ha (4.79ac)
  - Lands to be Severed  
0.93 ha (2.30ac)
  - - - Lands to be Retained  
1.01 ha (2.49ac)
  - Access Easement
- NOTE**  
\*NOT ALL VARIANCES SHOWN ON PLAN