

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-2025-0015
Property Address: 2600 North Park Drive
Legal Description: Chinguacousy Con 6 EHS, Part Lots 9 and 10, RP 43R15102 Part 1, Part Part 2, RP 43R23087, Parts 3 to 5, Ward 8
Agent: Raj (Nilamraj) Patel (Rpd Studio)
Owner(s): 1000144109 Ontario Inc.
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, May 27, 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 the additional use of a place of commercial recreation in an existing Industrial Mall on lands zoned M2-896.

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, May 22, 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, May 22, 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.

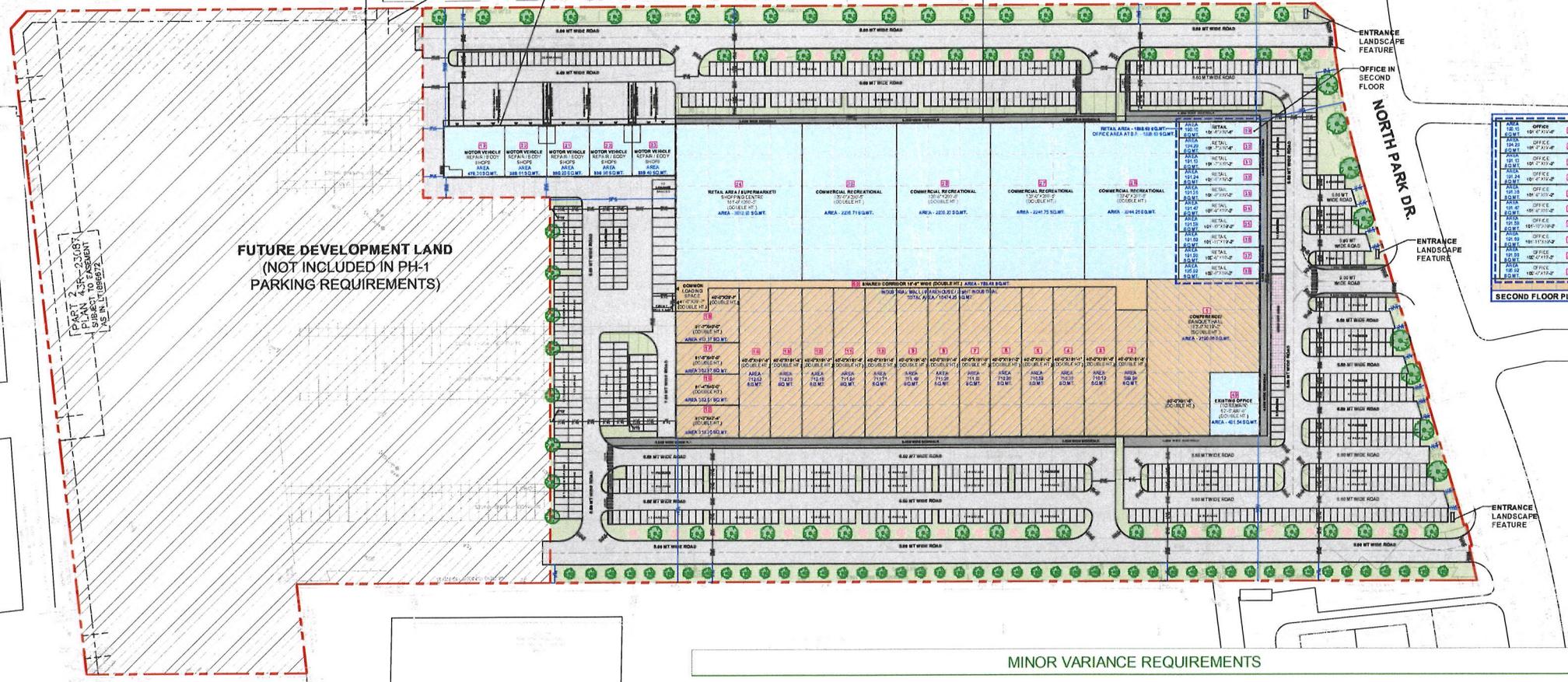
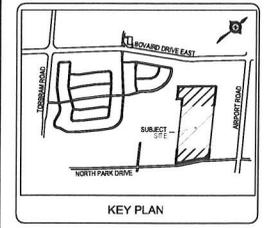
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 13th day of May 2025

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

**PHASE-2
FUTURE DEVELOPMENT**
(4.359 HA.)

**PHASE-1
EXISTING RENOVATION**
(7.760 HA.)



SECOND FLOOR PLAN

| AREA | TYPE | AREA (SQ. FT.) | NO. |
|--------|--------|-------------------|-----|
| OFFICE | OFFICE | 100' x 100' x 10' | 01 |
| OFFICE | OFFICE | 100' x 100' x 10' | 02 |
| OFFICE | OFFICE | 100' x 100' x 10' | 03 |
| OFFICE | OFFICE | 100' x 100' x 10' | 04 |
| OFFICE | OFFICE | 100' x 100' x 10' | 05 |
| OFFICE | OFFICE | 100' x 100' x 10' | 06 |
| OFFICE | OFFICE | 100' x 100' x 10' | 07 |
| OFFICE | OFFICE | 100' x 100' x 10' | 08 |
| OFFICE | OFFICE | 100' x 100' x 10' | 09 |
| OFFICE | OFFICE | 100' x 100' x 10' | 10 |
| OFFICE | OFFICE | 100' x 100' x 10' | 11 |
| OFFICE | OFFICE | 100' x 100' x 10' | 12 |
| OFFICE | OFFICE | 100' x 100' x 10' | 13 |
| OFFICE | OFFICE | 100' x 100' x 10' | 14 |
| OFFICE | OFFICE | 100' x 100' x 10' | 15 |
| OFFICE | OFFICE | 100' x 100' x 10' | 16 |
| OFFICE | OFFICE | 100' x 100' x 10' | 17 |
| OFFICE | OFFICE | 100' x 100' x 10' | 18 |
| OFFICE | OFFICE | 100' x 100' x 10' | 19 |
| OFFICE | OFFICE | 100' x 100' x 10' | 20 |
| OFFICE | OFFICE | 100' x 100' x 10' | 21 |
| OFFICE | OFFICE | 100' x 100' x 10' | 22 |
| OFFICE | OFFICE | 100' x 100' x 10' | 23 |
| OFFICE | OFFICE | 100' x 100' x 10' | 24 |
| OFFICE | OFFICE | 100' x 100' x 10' | 25 |
| OFFICE | OFFICE | 100' x 100' x 10' | 26 |
| OFFICE | OFFICE | 100' x 100' x 10' | 27 |
| OFFICE | OFFICE | 100' x 100' x 10' | 28 |
| OFFICE | OFFICE | 100' x 100' x 10' | 29 |
| OFFICE | OFFICE | 100' x 100' x 10' | 30 |
| OFFICE | OFFICE | 100' x 100' x 10' | 31 |
| OFFICE | OFFICE | 100' x 100' x 10' | 32 |
| OFFICE | OFFICE | 100' x 100' x 10' | 33 |
| OFFICE | OFFICE | 100' x 100' x 10' | 34 |
| OFFICE | OFFICE | 100' x 100' x 10' | 35 |
| OFFICE | OFFICE | 100' x 100' x 10' | 36 |
| OFFICE | OFFICE | 100' x 100' x 10' | 37 |
| OFFICE | OFFICE | 100' x 100' x 10' | 38 |
| OFFICE | OFFICE | 100' x 100' x 10' | 39 |
| OFFICE | OFFICE | 100' x 100' x 10' | 40 |
| OFFICE | OFFICE | 100' x 100' x 10' | 41 |
| OFFICE | OFFICE | 100' x 100' x 10' | 42 |
| OFFICE | OFFICE | 100' x 100' x 10' | 43 |
| OFFICE | OFFICE | 100' x 100' x 10' | 44 |
| OFFICE | OFFICE | 100' x 100' x 10' | 45 |
| OFFICE | OFFICE | 100' x 100' x 10' | 46 |
| OFFICE | OFFICE | 100' x 100' x 10' | 47 |
| OFFICE | OFFICE | 100' x 100' x 10' | 48 |
| OFFICE | OFFICE | 100' x 100' x 10' | 49 |
| OFFICE | OFFICE | 100' x 100' x 10' | 50 |
| OFFICE | OFFICE | 100' x 100' x 10' | 51 |
| OFFICE | OFFICE | 100' x 100' x 10' | 52 |
| OFFICE | OFFICE | 100' x 100' x 10' | 53 |
| OFFICE | OFFICE | 100' x 100' x 10' | 54 |
| OFFICE | OFFICE | 100' x 100' x 10' | 55 |
| OFFICE | OFFICE | 100' x 100' x 10' | 56 |
| OFFICE | OFFICE | 100' x 100' x 10' | 57 |
| OFFICE | OFFICE | 100' x 100' x 10' | 58 |
| OFFICE | OFFICE | 100' x 100' x 10' | 59 |
| OFFICE | OFFICE | 100' x 100' x 10' | 60 |
| OFFICE | OFFICE | 100' x 100' x 10' | 61 |
| OFFICE | OFFICE | 100' x 100' x 10' | 62 |
| OFFICE | OFFICE | 100' x 100' x 10' | 63 |
| OFFICE | OFFICE | 100' x 100' x 10' | 64 |
| OFFICE | OFFICE | 100' x 100' x 10' | 65 |
| OFFICE | OFFICE | 100' x 100' x 10' | 66 |
| OFFICE | OFFICE | 100' x 100' x 10' | 67 |
| OFFICE | OFFICE | 100' x 100' x 10' | 68 |
| OFFICE | OFFICE | 100' x 100' x 10' | 69 |
| OFFICE | OFFICE | 100' x 100' x 10' | 70 |
| OFFICE | OFFICE | 100' x 100' x 10' | 71 |
| OFFICE | OFFICE | 100' x 100' x 10' | 72 |
| OFFICE | OFFICE | 100' x 100' x 10' | 73 |
| OFFICE | OFFICE | 100' x 100' x 10' | 74 |
| OFFICE | OFFICE | 100' x 100' x 10' | 75 |
| OFFICE | OFFICE | 100' x 100' x 10' | 76 |
| OFFICE | OFFICE | 100' x 100' x 10' | 77 |
| OFFICE | OFFICE | 100' x 100' x 10' | 78 |
| OFFICE | OFFICE | 100' x 100' x 10' | 79 |
| OFFICE | OFFICE | 100' x 100' x 10' | 80 |
| OFFICE | OFFICE | 100' x 100' x 10' | 81 |
| OFFICE | OFFICE | 100' x 100' x 10' | 82 |
| OFFICE | OFFICE | 100' x 100' x 10' | 83 |
| OFFICE | OFFICE | 100' x 100' x 10' | 84 |
| OFFICE | OFFICE | 100' x 100' x 10' | 85 |
| OFFICE | OFFICE | 100' x 100' x 10' | 86 |
| OFFICE | OFFICE | 100' x 100' x 10' | 87 |
| OFFICE | OFFICE | 100' x 100' x 10' | 88 |
| OFFICE | OFFICE | 100' x 100' x 10' | 89 |
| OFFICE | OFFICE | 100' x 100' x 10' | 90 |
| OFFICE | OFFICE | 100' x 100' x 10' | 91 |
| OFFICE | OFFICE | 100' x 100' x 10' | 92 |
| OFFICE | OFFICE | 100' x 100' x 10' | 93 |
| OFFICE | OFFICE | 100' x 100' x 10' | 94 |
| OFFICE | OFFICE | 100' x 100' x 10' | 95 |
| OFFICE | OFFICE | 100' x 100' x 10' | 96 |
| OFFICE | OFFICE | 100' x 100' x 10' | 97 |
| OFFICE | OFFICE | 100' x 100' x 10' | 98 |
| OFFICE | OFFICE | 100' x 100' x 10' | 99 |
| OFFICE | OFFICE | 100' x 100' x 10' | 100 |

| NO. | DATE | REVISION |
|-----|------------|---------------------------|
| 1 | 2024-12-10 | FOR DISCUSSION |
| 2 | 2025-01-20 | ISSUED FOR MINOR VARIANCE |

* NOT FOR SITE PLAN APPROVAL

* NOT FOR CONSTRUCTION

* ONLY FOR PRELIMINARY DISCUSSION

MINOR VARIANCE REQUIREMENTS

[1] To permit the following additional uses in an Industrial Mall on lands zoned M2-896:

- a. A Place of Commercial Recreation
- b. A Supermarket
- c. A Retail Establishment
- d. An Office as a Principal use, including Professional Offices, Physician, Dentist, or Drugless Practitioner's Offices, Medical not associated with another permitted purpose
- e. A Motor Vehicle Repair and/or Body Shop
- f. A Personal Services Shop

[2] To permit 797 parking spaces, including 65 tandem spaces whereas the by-law requires a minimum 1280 parking spaces, including 50 tandem spaces.

[3] To permit 65% of the parking spaces required for motor vehicle repair and/or body shop uses to be tandem spaces (65 spaces total) whereas the by-law permits up to 50% of the parking spaces required for motor vehicle repair and/or body shop uses to be tandem spaces.

RPDS
INTEGRATED DESIGN FIRM
SUITE 203, 2835 TRAVELER DR., MISSISSAUGA, ON L5S 1V9
MAIL - PROJ@RPDSSTUDIO.CA, CALL - 905-556-2596
WEBSITE - WWW.RPDSSTUDIO.CA

PROJECT & CLIENT
2600 NORTH PARK
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DRAWING TITLE
DRAFT SITE PLAN STUDY

DRAWING NO.
SP-1.0

N

SCALE :- 1:1700