

**DEFERRED NOTICE OF AN APPLICATION FOR CONSENT**

An amended application for consent has been made by **2441925 ONTARIO LTD.**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1.229 hectares (3.04 acres), together with easements for parking, access, sanitary and water servicing and storm servicing. The proposed severed lot has a frontage of approximately 43.7 metres (143.37 feet), a depth of approximately 76.35 metres (250.50 feet) and an area of approximately 0.334 hectares (0.825 acres). The effect of the application is to establish two separate lots from the existing lot to facilitate future development of the newly created (severed) lot with a new 8 storey office building with 2 levels of underground parking. The retained lands will continue to be occupied by a banquet hall.

**Location of Land:**

Municipal Address: 2 Auction Lane

Former Township: Toronto Gore

Legal Description: Part of Lot 5, Concession 7 ND

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, January 24, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023**

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**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2022-0039 and a-2022-0349

**Decision and Appeal**

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/>

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 5th Day of January, 2023

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

**Jeanie Myers, Secretary-Treasurer**  
City of Brampton Committee of Adjustment  
City Clerk's Office, Brampton City Hall  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117 Fax: (905)874-2119  
[Jeanie.myers@brampton.ca](mailto:Jeanie.myers@brampton.ca)

PART 16  
PLAN 43R-21740  
PIN 14023-0196(1)  
ESTABLISHED AS PUBLIC  
HIGHWAY BY  
BY-LAW 43-2002  
INSTR. NO. P2335962

PART 56  
PLAN 43R-21740  
PIN 14023-0196(1)  
ESTABLISHED AS PUBLIC  
HIGHWAY BY  
BY-LAW 43-2002  
INSTR. NO. P2335962

QUEEN STREET EAST (REGIONAL ROAD No. 107)

PHASE 1 (TO REMAIN)

PHASE 2

EX CSW

**BUILDING A**  
EXISTING BANQUET HALL  
2 STOREY  
TOTAL GFA : 2398.53 SQ.M.  
(25817.56 SQ.FT)  
(13279.54 SQ.FT MAIN HALL)

TONE DENOTE EXISTING BUILD SITE  
TO REMAIN UNDISTURBED AS PER  
SP-15-030 00-2441925 ONTARIO INC

proposed 2.0M  
Storm easement

**BUILDING B**  
PROPOSED 8 STOREY  
OFFICE BUILDING  
WITH 2 LEVELS  
OF U/G PARKING  
REFER TO A-201  
(ALL PARKING IS TO BE SHARED BETWEEN  
BOTH LOTS)

HOTEL DEVELOPMENT  
SHOWN FOR REFERENCE  
SP17-123 000  
CURRENTLY UNDER  
CONSTRUCTION

Lands to be retained  
8948.9 m<sup>2</sup>  
(2.211 acres)

124.88m LOT TO BE RETAINED

VACANT LAND  
FUTURE OFFICE  
DEVELOPMENT

43.70m LOT TO BE SEVERED

PART 13 PLAN 43R-22414

PART 9 PLAN 43R-22414

ESTABLISHED AS PUBLIC HIGHWAY BY BY-LAW 43-2005, DIST. NO. 01422715

186.0M TO  
GOREWAY ROW

BY-LAW 43-2003, INSTR. NO. P2335962

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**SAI**  
SAI GROUP INC.

**API**  
ASSOCIATION OF PROFESSIONAL ENGINEERS

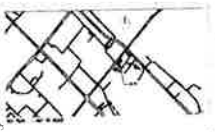
**BRAMPTON OFFICE BUILDING  
PHASE 2**

DATE: 2024.12.15  
SCALE: AS SHOWN  
PROJECT: BRAMPTON OFFICE BUILDING PHASE 2

SITE PLAN (PHASE 2)

PREPARED BY: [NAME]  
DATE: [DATE]

**A-100**



**Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).**

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**How to Participate in the Hearing:**

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, January 19, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, January 19, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, January 19, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, January 19, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

December 14, 2022

12-2020-0020  
AMENDED

Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Re: AMENDMENT TO CONSENT APPLICATION FOR SEVERED LANDS (2 Auction Lane)**

I am writing with respect to the consent application for 2 Auction Lane that was deferred at the November 15, 2022 Committee of Adjustment meeting, in conjunction with the concurrent minor variance applications for the retained and severed lands. These applications were deferred to allow for confirmation of the details of the required servicing easements to be registered on the retained lands in response to the concerns raised by City Building and Engineering staff with respect to the proposed reciprocal blanket servicing easements.

I am writing to request that the consent application be amended to include the establishment of the following easements on the retained lands as illustrated on the revised reference plan submitted in support of these applications:

1. 3.5-metre wide sanitary and water servicing easement along the north side of the retained lands; and
2. 2.0-metre wide storm servicing easement along the south side of the retained lands.

No other amendments are required to the consent application or minor variance applications for the retained and severed lands. Please let me know any additional information required or questions you have.

Regards,



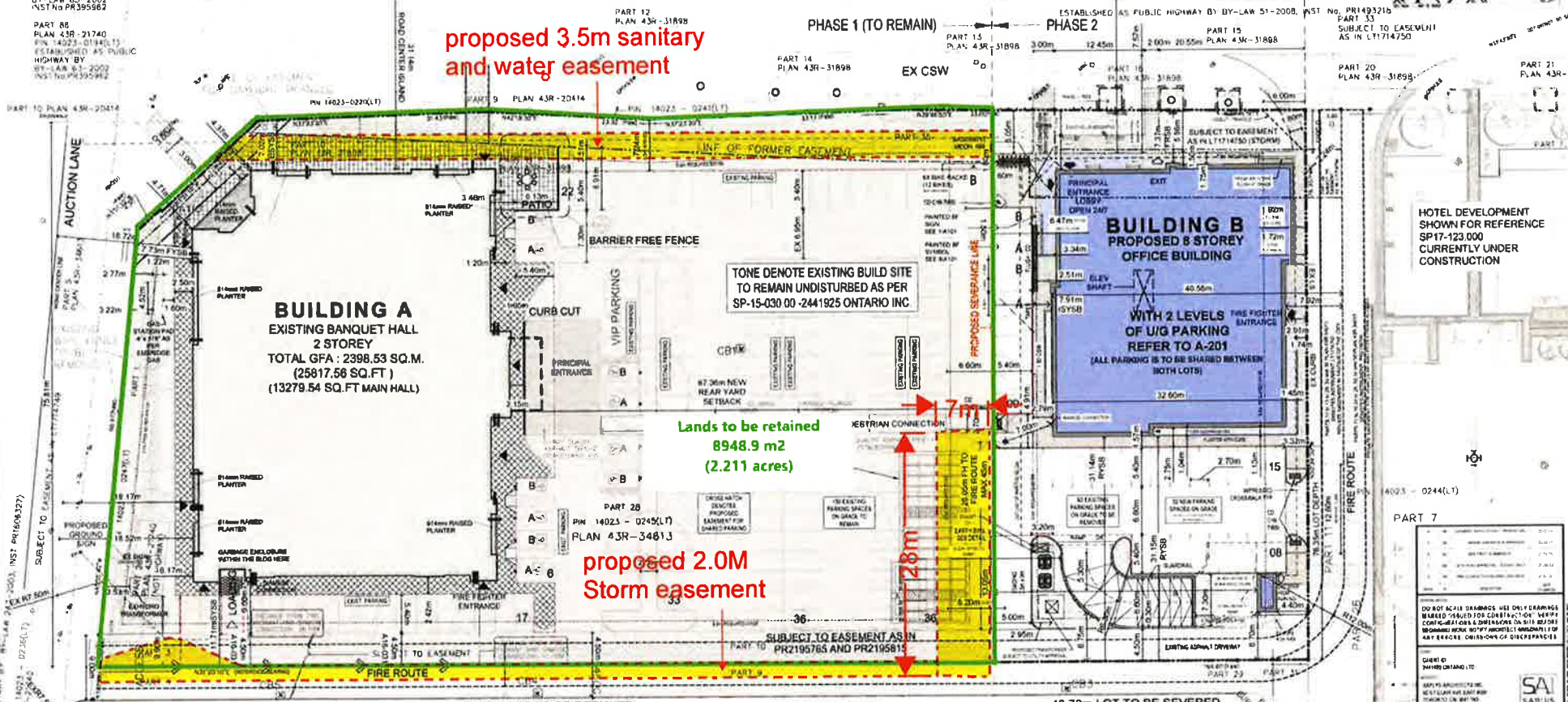
Michael Barton, MCIP, RPP  
President  
MB1 Development Consulting Inc.  
[michael@mb1consulting.com](mailto:michael@mb1consulting.com)  
(905) 599-9973

PART 69  
PLAN 43R-21740  
PIN 14023-0196(L1)  
ESTABLISHED AS PUBLIC  
HIGHWAY BY  
BY-LAW 63-2002  
NST NO PR395662

PART 88  
PLAN 43R-21740  
PIN 14023-0196(L1)  
ESTABLISHED AS PUBLIC  
HIGHWAY BY  
BY-LAW 63-2002  
NST NO PR395662

proposed 3.5m sanitary  
and water easement

QUEEN STREET EAST (REGIONAL ROAD No. 107)



TO BE DENOTE EXISTING BUILD SITE  
TO REMAIN UNDISTURBED AS PER  
SP-15-030 00-2441925 ONTARIO INC

Lands to be retained  
8948.9 m2  
(2.211 acres)

proposed 2.0M  
Storm easement

124.88m LOT TO BE RETAINED

PART 6  
PIN 14023 - 0244(L1)  
NORTHERN  
DIVISION

NO.	DESCRIPTION	AREA (SQ. M)	REMARKS
1	Lot 1	124.88	Lot 1
2	Lot 2	124.88	Lot 2
3	Lot 3	124.88	Lot 3
4	Lot 4	124.88	Lot 4
5	Lot 5	124.88	Lot 5
6	Lot 6	124.88	Lot 6
7	Lot 7	124.88	Lot 7
8	Lot 8	124.88	Lot 8
9	Lot 9	124.88	Lot 9
10	Lot 10	124.88	Lot 10
11	Lot 11	124.88	Lot 11
12	Lot 12	124.88	Lot 12
13	Lot 13	124.88	Lot 13
14	Lot 14	124.88	Lot 14
15	Lot 15	124.88	Lot 15
16	Lot 16	124.88	Lot 16
17	Lot 17	124.88	Lot 17
18	Lot 18	124.88	Lot 18
19	Lot 19	124.88	Lot 19
20	Lot 20	124.88	Lot 20
21	Lot 21	124.88	Lot 21
22	Lot 22	124.88	Lot 22
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27	Lot 27	124.88	Lot 27
28	Lot 28	124.88	Lot 28
29	Lot 29	124.88	Lot 29
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31	Lot 31	124.88	Lot 31
32	Lot 32	124.88	Lot 32
33	Lot 33	124.88	Lot 33
34	Lot 34	124.88	Lot 34
35	Lot 35	124.88	Lot 35
36	Lot 36	124.88	Lot 36
37	Lot 37	124.88	Lot 37
38	Lot 38	124.88	Lot 38
39	Lot 39	124.88	Lot 39
40	Lot 40	124.88	Lot 40

43.70m LOT TO BE SEVERED

VACANT LAND  
FUTURE OFFICE  
DEVELOPMENT

NO.	DESCRIPTION	AREA (SQ. M)	REMARKS
1	Lot 1	43.70	Lot 1
2	Lot 2	43.70	Lot 2
3	Lot 3	43.70	Lot 3
4	Lot 4	43.70	Lot 4
5	Lot 5	43.70	Lot 5
6	Lot 6	43.70	Lot 6
7	Lot 7	43.70	Lot 7
8	Lot 8	43.70	Lot 8
9	Lot 9	43.70	Lot 9
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20	Lot 20	43.70	Lot 20
21	Lot 21	43.70	Lot 21
22	Lot 22	43.70	Lot 22
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24	Lot 24	43.70	Lot 24
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26	Lot 26	43.70	Lot 26
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29	Lot 29	43.70	Lot 29
30	Lot 30	43.70	Lot 30
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40	Lot 40	43.70	Lot 40

BRAMPTON OFFICE BUILDING  
PHASE 2

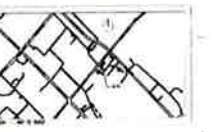
2 AUCTION LOTS 43714750 & 43714751  
43714750 & 43714751  
BRAMPTON, ON L7L 4W5

SITE PLAN (PHASE 2)

DATE: 10/11/2023  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

A-100

HOTEL DEVELOPMENT  
SHOWN FOR REFERENCE  
SP17-123.000  
CURRENTLY UNDER  
CONSTRUCTION



DO NOT SCALE DIMENSIONS. USE ONLY DIMENSIONS  
BEING PROVIDED FOR CONNECTION. VERIFY  
CONNECTIONS & DIMENSIONS ON SITE BEFORE  
BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF  
ANY ERRORS OR DISCREPANCIES.



BRAMPTON OFFICE BUILDING  
PHASE 2

2 AUCTION LOTS 43714750 & 43714751  
43714750 & 43714751  
BRAMPTON, ON L7L 4W5

SITE PLAN (PHASE 2)

DATE: 10/11/2023  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

A-100

October 18, 2022

B-2022-0020

Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Re: Consent and Minor Variance Applications – 2 Auction Lane, Brampton**

I am writing to update the Committee of Adjustment applications submitted for 2 Auction Lane. As previously noted, minor variance application A-2022-0039 was submitted to the Committee of Adjustment on behalf of the owner of 2 Auction Lane (the "Subject Property"). This application was deferred at the March 29, 2022 Committee of Adjustment hearing with the requirement that the application return to the Committee no later than December 6, 2022. The Subject Property is currently occupied by a 2-storey banquet hall with a total gross floor area of 2,398.53 m<sup>2</sup> (25,817.56 ft<sup>2</sup>) and a large surface parking area. The Owner is proposing to construct a new 8-storey office building with 2 levels of underground parking while retaining the banquet hall. These buildings and uses will also share the existing surface parking spaces.

Application A-2022-0039 requested the following minor variances:

- To provide 302 parking spaces on site whereas the by-law requires a minimum of 527 parking spaces;
- To permit a rear yard depth of 1.72m (5.64 ft.) to a proposed office building whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines;
- To permit a rear yard depth of 4.42m (14.50 ft.) to a proposed enclosed stairwell, whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines.

Since the meeting where this application was heard and subsequently deferred by the Committee of Adjustment, the Owner has made the decision to sever the Subject Property with the banquet hall to remain on the retained lands and the new office building to be constructed on the severed lands. Therefore, application A-2022-0039 has been revised to reflect the minor variances required for the retained lands and a new minor variance application submitted for the severed lands, in conjunction with the consent application.

The following variances are now requested under application A-2022-0039 (retained lands):

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot;
- To permit minimum landscaped area 4.3 metres (6 metres required) along Queen Street; and
- To permit garbage and refuse storage not screened within an enclosure.

The following variances are requested under the new application for the severed lands:

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit minimum landscaped area of 3.25 metres (6 metres required) along Queen Street;
- To permit garbage and refuse storage not screened within an enclosure;
- To permit minimum lot area of 0.3344 ha;
- To permit minimum lot width of 43.7 m;
- To permit minimum east interior side yard setback of 1.72 m;
- To permit a rear yard setback of 4.5 m to the parking ramp;
- To permit maximum lot coverage of 36.5%; and
- To permit parking provided on the adjacent retained lot to be used in conjunction with uses established on the severed lot.

The proposed site plan for the Subject Property, consent reference plan and the reference plans showing the limits of the proposed severed and retained lands have been provided with these applications. The following documents have also been included:

- The updated traffic and parking study providing the justification for the requested parking variances;
- Copies of the previous minor variance decision and staff report on this property; and
- The proposed building elevations.

The proposed parking supply will be shared between the retained and severed lands and a reciprocal easement will be required for this parking arrangement. It is also anticipated that easements will be required for access and servicing, which will be established as part of the consent application.

Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,



Michael Barton, MCIP, RPP  
President  
MB1 Development Consulting Inc.  
[michael@mb1consulting.com](mailto:michael@mb1consulting.com)  
(905) 599-9973

October 18, 2022

Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Re: Consent and Minor Variance Applications – 2 Auction Lane, Brampton**

I am writing to update the Committee of Adjustment applications submitted for 2 Auction Lane. As previously noted, minor variance application A-2022-0039 was submitted to the Committee of Adjustment on behalf of the owner of 2 Auction Lane (the "Subject Property"). This application was deferred at the March 29, 2022 Committee of Adjustment hearing with the requirement that the application return to the Committee no later than December 6, 2022. The Subject Property is currently occupied by a 2-storey banquet hall with a total gross floor area of 2,398.53 m<sup>2</sup> (25,817.56 ft<sup>2</sup>) and a large surface parking area. The Owner is proposing to construct a new 8-storey office building with 2 levels of underground parking while retaining the banquet hall. These buildings and uses will also share the existing surface parking spaces.

Application A-2022-0039 requested the following minor variances:

- To provide 302 parking spaces on site whereas the by-law requires a minimum of 527 parking spaces;
- To permit a rear yard depth of 1.72m (5.64 ft.) to a proposed office building whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines;
- To permit a rear yard depth of 4.42m (14.50 ft.) to a proposed enclosed stairwell, whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines.

Since the meeting where this application was heard and subsequently deferred by the Committee of Adjustment, the Owner has made the decision to sever the Subject Property with the banquet hall to remain on the retained lands and the new office building to be constructed on the severed lands. Therefore, application A-2022-0039 has been revised to reflect the minor variances required for the retained lands and a new minor variance application submitted for the severed lands, in conjunction with the consent application.

The following variances are now requested under application A-2022-0039 (retained lands):

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot;
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- To permit garbage and refuse storage not screened within an enclosure;
- To permit minimum lot area of 0.3344 ha;
- To permit minimum lot width of 43.7 m;
- To permit minimum east interior side yard setback of 1.72 m;
- To permit a rear yard setback of 4.5 m to the parking ramp;
- To permit maximum lot coverage of 36.5%; and
- To permit parking provided on the adjacent retained lot to be used in conjunction with uses established on the severed lot.

The proposed site plan for the Subject Property, consent reference plan and the reference plans showing the limits of the proposed severed and retained lands have been provided with these applications. The following documents have also been included:

- The updated traffic and parking study providing the justification for the requested parking variances;
- Copies of the previous minor variance decision and staff report on this property; and
- The proposed building elevations.

The proposed parking supply will be shared between the retained and severed lands and a reciprocal easement will be required for this parking arrangement. It is also anticipated that easements will be required for access and servicing, which will be established as part of the consent application.

Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,



Michael Barton, MCIP, RPP  
President  
MB1 Development Consulting Inc.  
[michael@mb1consulting.com](mailto:michael@mb1consulting.com)  
(905) 599-9973



The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**  
**Consent**  
 (Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) **Name of Owner/Applicant** Sukhdeep Sandhu/2441925 Ontario Ltd.  
(print given and family names in full)  
**Address** 2494 Mississauga Road, Mississauga L5H2L5  


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**Phone #** 4168989080 **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

(b) **Name of Authorized Agent** Michael Barton c/o MB1 Development Consulting Inc.  
**Address** 1489 Abbeywood Drive, Oakville, ON L6M 2M6  


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**Phone #** 905-599-9973 **Fax #** \_\_\_\_\_  
**Email** michael@mb1consulting.com

2. **The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.**  
**Specify:** Creation of new lot together with easements for reciprocal parking shared between the retained and severed lands, mutual access and site servicing.

3. **If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.**  
Unknown at this time

4. **Description of the subject land ("subject land" means the land to be severed and retained):**

a) <b>Name of Street</b> <u>Auction Lane</u>	<b>Number</b> <u>2</u>
b) <b>Concession No.</b> <u>7</u>	<b>Lot(s)</b> <u>5 (Part)</u>
c) <b>Registered Plan No.</b> _____	<b>Lot(s)</b> _____
d) <b>Reference Plan No.</b> _____	<b>Lot(s)</b> _____
e) <b>Assessment Roll No.</b> <u>10-12-0-002-13640-0000</u>	<b>Geographic or Former Township</b> <u>Toronto Gore</u>

5. **Are there any easements or restrictive covenants affecting the subject land?**  
 Yes  No   
**Specify:** Easements as illustrated on draft reference plan

6. Description of severed land: (in metric units)

a) Frontage 43.7 m Depth 76.35 m Area 3344.3 m2

b) Existing Use vacant (surface parking) Proposed Use 8-storey office building

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) vacant - surface parking area (no structures or buildings)  
(proposed) 8-storey office building with 2 level of underground parking

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?  
N/A

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<u></u>	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<u></u>	

7. Description of retained land: (in metric units)

a) Frontage 75.8 m Depth 124.88 m Area 8948.9 m2

b) Existing Use 2-storey banquet hall Proposed Use 2-storey banquet hall to remain

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) 2-storey banquet hall with surface parking  
(proposed) Existing structures and uses to remain

d)	<b>Access will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

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f)	<b>Water supply will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

g)	<b>Sewage disposal will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	<b>Land to be Severed</b>	<b>Land to be Retained</b>
<b>Zoning By-Law</b>	<u>SC-1923</u>	<u>SC-1923</u>
<b>Official Plans</b>		
City of Brampton	<u>Business Corridor</u>	<u>Business Corridor</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes  No

File # \_\_\_\_\_ Status/Decision \_\_\_\_\_

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes  No

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	CA-16-031	Approved
Minor Variance	A-2022-0039 A-2022-0349	CONCURRENT
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	_____	_____

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the Planning Act?

Yes  No

13. Is the subject land within an area of land designated under any Provincial Plan?

Yes  No

14. If the answer is yes, does the application conform to the applicable Provincial Plan?

Yes  No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the \_\_\_\_\_ of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Check box if applicable:

I have the authority to bind the Corporation

\_\_\_\_\_  
Signature of Applicant, or Authorized Agent, see note on next page

DECLARATION

I, Michael Barton of the Town of Oakville

in the County/District/Regional Municipality of Halton solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the withheld city of Windsor

in the Province of Ontario

this 10 day of August, 2022

[Signature]

Signature of applicant/solicitor/authorized agent, etc.

Submit by Email

[Signature]  
Signature of a Commissioner, etc.

LSO 74107J

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

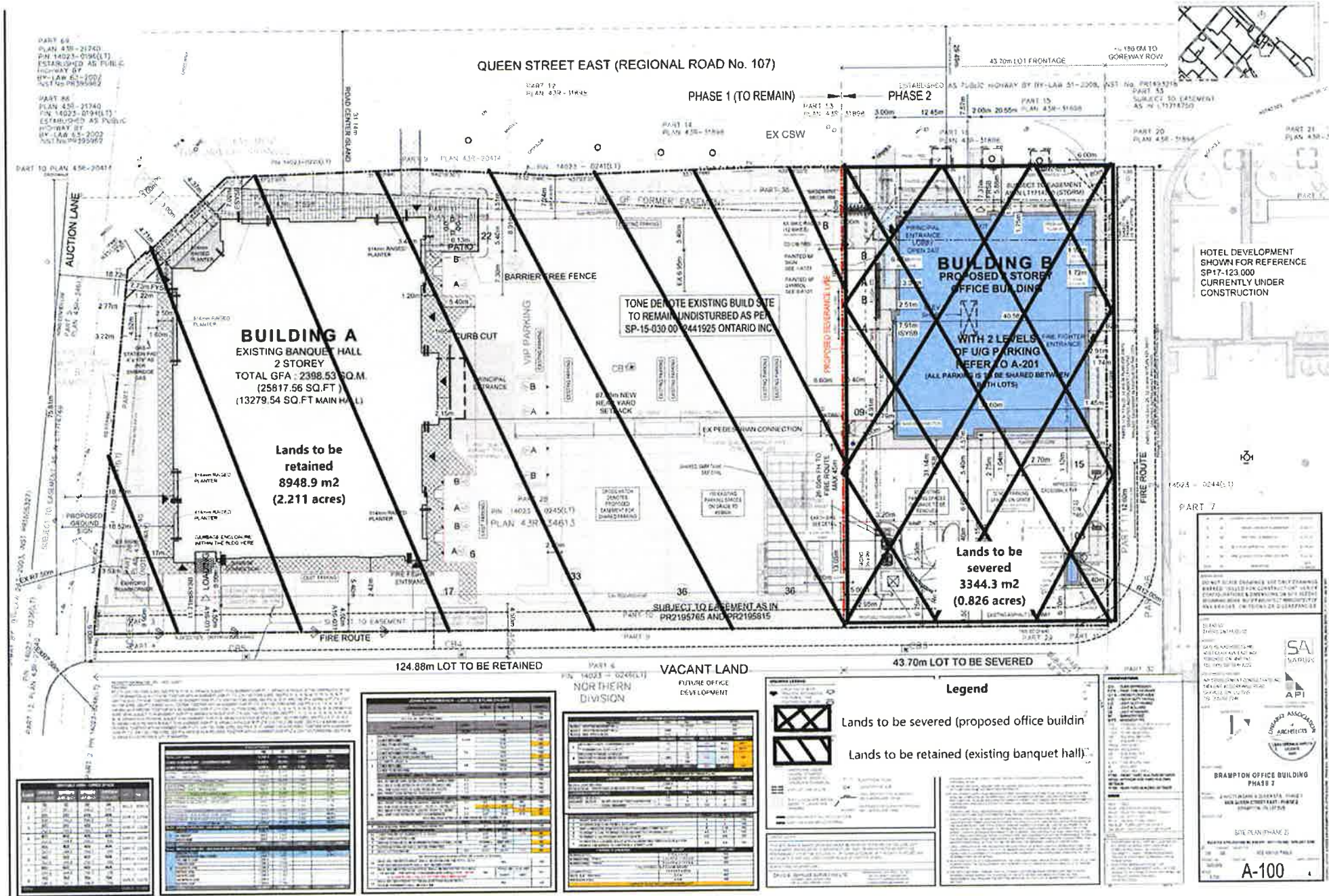
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED October 19, 2022

\_\_\_\_\_



PART 64  
PLAN 438-21740  
PIN 14023-0196(LT)  
ESTABLISHED AS PUBLIC  
HIGHWAY BY  
BY-LAW 61-2002  
NOT IN FORCE

PART 66  
PLAN 438-21740  
PIN 14023-0196(LT)  
ESTABLISHED AS PUBLIC  
HIGHWAY BY  
BY-LAW 61-2002  
NOT IN FORCE

QUEEN STREET EAST (REGIONAL ROAD No. 107)

PHASE 1 (TO REMAIN)

PHASE 2

**BUILDING A**  
EXISTING BANQUET HALL  
2 STOREY  
TOTAL GFA - 2398.53 SQ.M.  
(25817.56 SQ.FT.)  
(13279.54 SQ.FT. MAIN HALL)

Lands to be retained  
8948.9 m<sup>2</sup>  
(2.211 acres)

LINE DENOTE EXISTING BUILD SITE  
TO REMAIN UNDISTURBED AS PER  
SP-15-030 00 2441925 ONTARIO INC

**BUILDING B**  
PROPOSED 3 STOREY  
OFFICE BUILDING  
WITH 2 LEVELS  
OF U/G PARKING  
REFER TO A-201  
(ALL PARKING IS TO BE SHARED BETWEEN  
BOTH LOTS)

Lands to be severed  
3344.3 m<sup>2</sup>  
(0.826 acres)

HOTEL DEVELOPMENT  
SHOWN FOR REFERENCE  
SP17-123 000  
CURRENTLY UNDER  
CONSTRUCTION

124.88m LOT TO BE RETAINED

VACANT LAND  
FUTURE OFFICE  
DEVELOPMENT

43.70m LOT TO BE SEVERED

Lot No.	Area (m <sup>2</sup> )	Area (Acres)	Notes
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

**Legend**

- Lands to be severed (proposed office building)
- Lands to be retained (existing banquet hall)

PART 7

14024 - 02440 (1)

SA  
MAPLEVIEW

API

UNIVERSITY ASSOCIATION  
OF ARCHITECTS

BRAMPTON OFFICE BUILDING  
PHASE 2

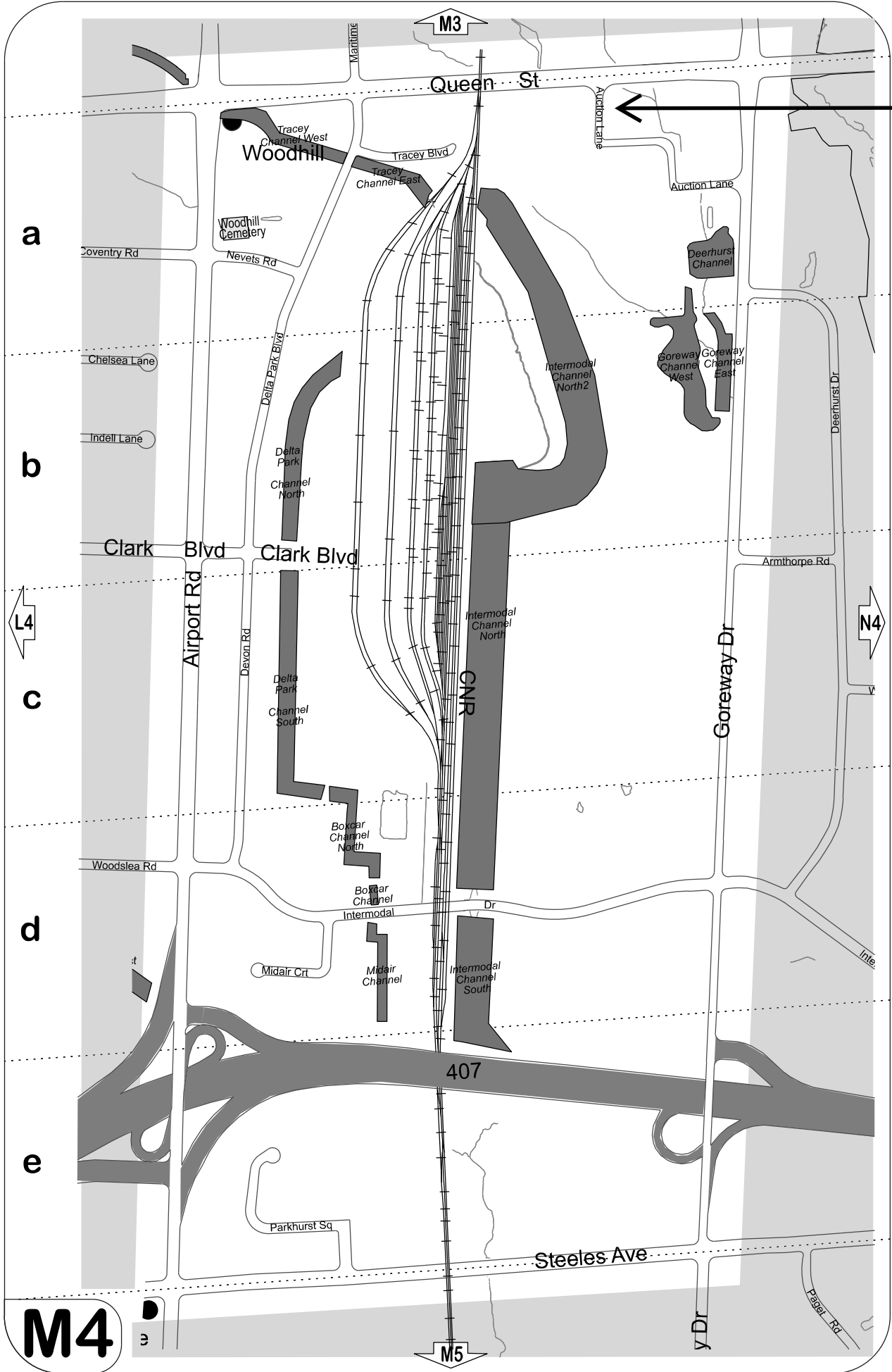
3100 EASTERN AVE. SUITE 100  
BRAMPTON, ONTARIO L6Y 4R6

DATE: 2024-08-01

A-100



B-2022-0020  
A-2022-0349



a

b

c

d

e

M4

M3

M5

L4

N4