

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-2024-0089
Property Address: 24 Selby Road
Legal Description: Con 2 EHS Part Lot 3, RP 43R1967 Part 2, Ward 3
Agent: Alpha Environmental
Owner(s): 2603562 Ontario Inc.,
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, April 23, 2024 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 motor vehicle sales establishment in conjunction with motor vehicle repair, whereas the by-law does not permit a motor vehicle sales establishment;
2. To permit a side yard setback of 0 metres to a proposed roof canopy, whereas the by-law requires a minimum 4 metres side yard setback;
3. To permit 18 parking spaces on site, whereas the by-law requires 23 parking spaces; and
4. To permit a drive aisle width of 4 metres, whereas the by-law requires drive aisles width of 6.6 metres.

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 **4:00 pm on Thursday, April 18, 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 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 **4:00 pm on Thursday, April 18, 2024**, 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.

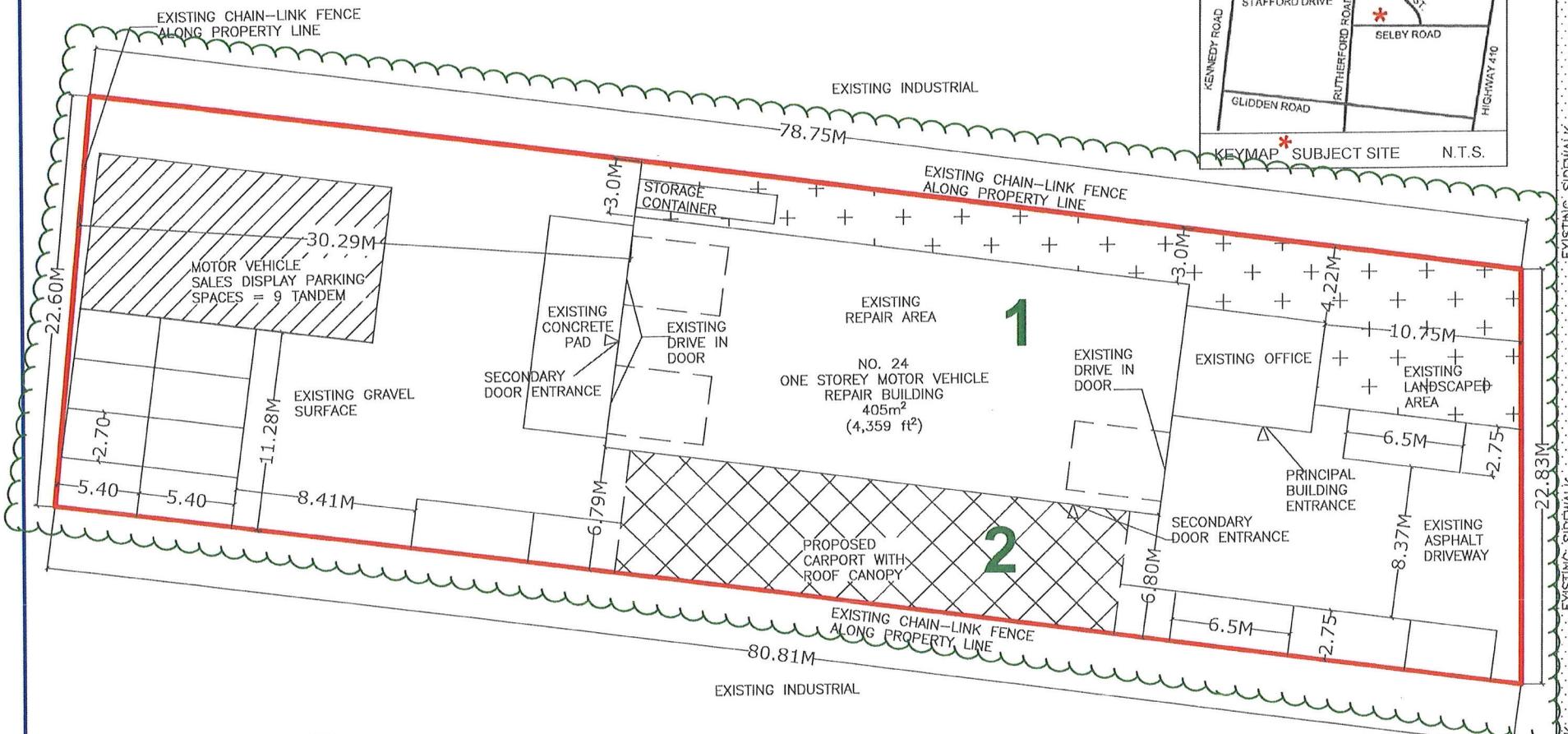
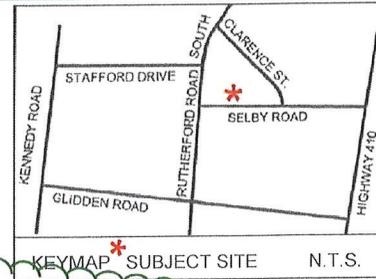
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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.

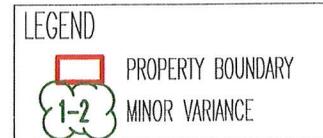
Dated this 10th day of April 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



MINOR VARIANCE NOTES:

1. TO EXTEND EXISTING MINOR VARIANCE (A19-2011) APPROVAL FOR A MOTOR VEHICLE SALES ESTABLISHMENT INCLUDING OUTDOOR DISPLAY PARKING SPACES IN CONJUNCTION WITH AND ACCESSORY TO THE MOTOR VEHICLE REPAIR USE TO A FURTHER 10 YEARS OR PERMANENT (A19-2011).
2. TO PERMIT A CARPORT WITH ROOF CANOPY ON THE WEST SIDE DRIVEWAY OF APPROX. 6.5m x 30m (BUILDING PERMIT TO BE OBTAINED PRIOR TO CONSTRUCTION)



APPENDIX 1
24 SELBY ROAD.
MODIFIED SITE PLAN
FILE:

ZONING BY-LAW 327-07 (2004-2010)
ZONE: INDUSTRIAL TWO (M2)
LOT AREA: 1,806.29 m² (0.44 ACRES)
BUILDING SETBACKS:
FRONT YARD (SOUTH): 10.75m (35.26ft)
REAR YARD (NORTH): 30.29m (99.37ft)
INTERIOR SIDE YARD (EAST): 3.04m (10.00ft)
INTERIOR SIDE YARD (WEST): 6.79m (22.28ft)

TOTAL BUILDING AREA: 405m² (4,359ft²)
BUILDING COVERAGE: 22.42%

PARKING CALCULATIONS:
PARKING SPACES = 18 SPACES
VEH. PARKING SPACES = 9 SPACES
TOTAL PARKING = 27 SPACES
APPROVED PER MINOR VARIANCE = A19-2011

REV. NO.	DESCRIPTION	DATE
0	INITIAL ISSUE	MAR. 11/2024



2603562 ONTARIO INC.
24 SELBY ROAD, CITY of BRAMPTON

FIRM NAME AND ADDRESS:
ALPHA ENVIRONMENTAL
DIVISION OF DIVERSIFIED BUSINESS INC.
PH: 416-454-7745
email: edgill@rogers.com

PROJECT REF. NO.: PROJECT
TITLE: CONCEPTUAL SITE PLAN-MINOR VARIANCE

SCALE:	DRAWING NO.:	REV.
N.T.S.	A101	0

CHECKED BY:	DATE:
EG	MAR. 11/24