

## Glen Schnarr & Associates Inc. – First Gulf Business Park Inc.

Proposed Official Plan Amendment and Zoning By-Law Amendment

Location:  
535 Steeles Avenue East

City File #: OZS-2022-0047

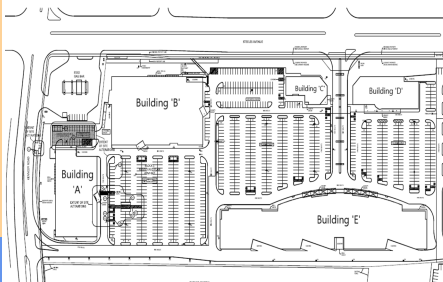
Ward: 3



### Purpose and Effect:

The applicant has submitted an application to amend the Official Plan and Zoning By-Law in order to convert the westerly building of the subject property (Building A of the Concept Plan) to a supermarket and an accessory outdoor seasonal garden centre. The garden centre will be located on the north side of the supermarket and will occupy 25 of the existing parking spaces. The existing solid waste collection containers will be relocated within the parking area. A new blanket ratio for the parking calculation is also proposed at 1 space per 23 square metres (247.57 square feet) of commercial GFA for the entirety of the site.

This building has a gross floor area of 3,320.64 square metres (35,743 square feet) and it will remain unchanged. Structural elements and the exterior design of the building will remain in its current configuration.



### We value your input...

Any person may express their support, opposition or comments to this application.

### How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. To delegate virtually at the public meeting pre-registration is required. Please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, April 18<sup>th</sup>, 2023, to pre-register.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Arjun Singh, Planner I, [Arjun.Singh@Brampton.ca](mailto:Arjun.Singh@Brampton.ca) AND/OR
- Mail comments to:  
Planning, Building, & Growth Management Dept.  
2 Wellington Street West, 3rd Floor  
Brampton ON L6Y 4R2
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, April 18<sup>th</sup>, 2023.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2

### More Information:

For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice. Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning, Building, & Economic Development page, and by searching the City File # listed above.

**Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning, Building and Economic Development Committee and forwarded to City Council for a decision.

### Public Notice



April 24<sup>th</sup>, 2023



7:00 p.m.



City Hall Council Chamber &  
Virtual Option  
[www.brampton.ca/councilivestream](http://www.brampton.ca/councilivestream)

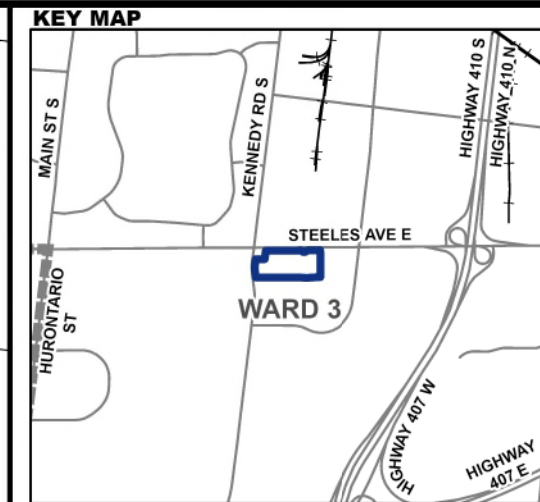
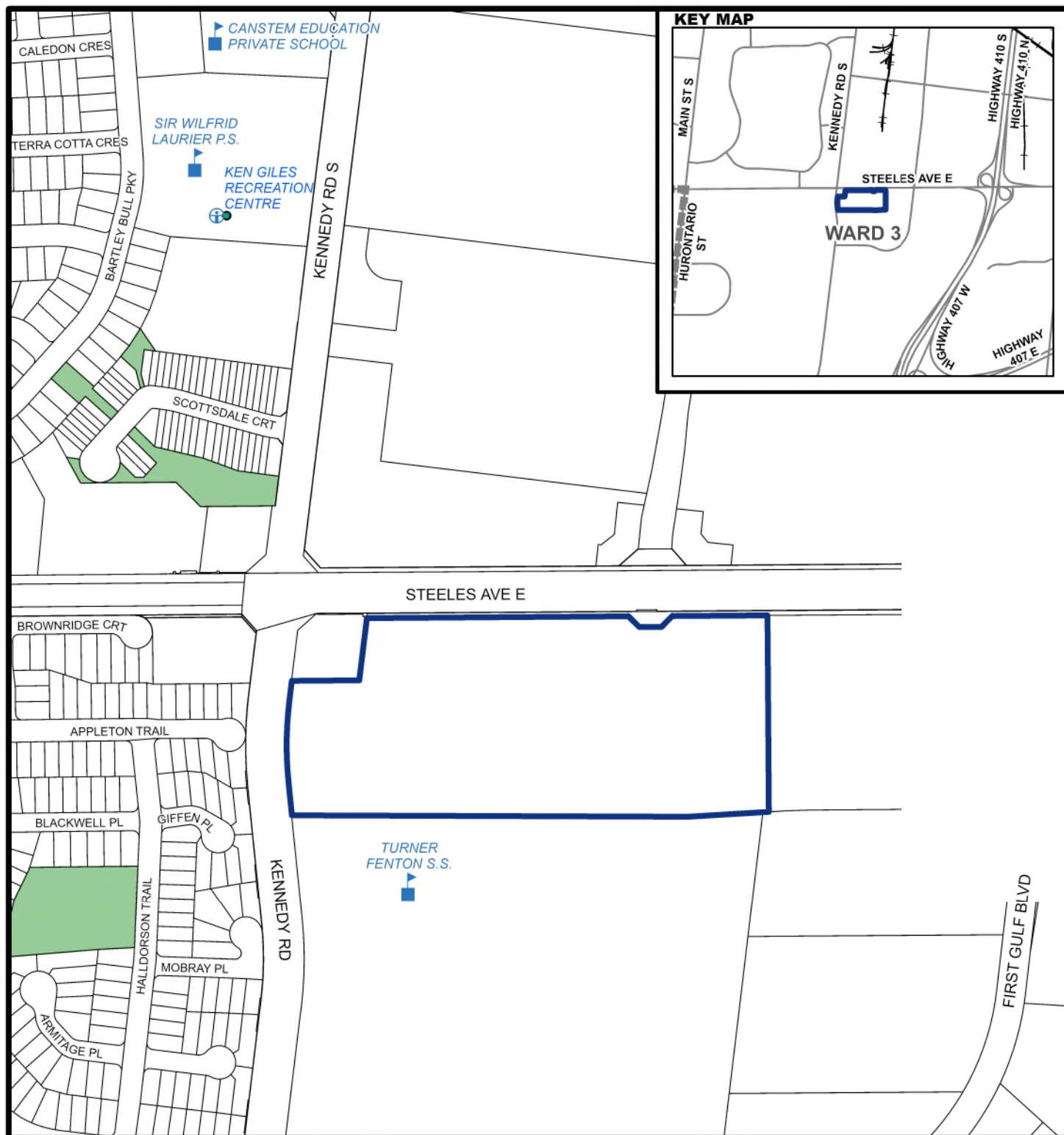
**If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.**

### Important Information about making a submission

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed official plan amendment or proposed zoning by-law amendment before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Information is available in an alternative/accessible format upon request



- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- ▶ SCHOOLS

