

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-2023-0333
Property Address: 705 Remembrance Road
Legal Description: Pscp 1118, Level 1, Unit 1, Ward 6
Agent: Shashanis Chitale
Owner(s): Li Chen
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 a total of 44 parking spaces, whereas the by-law requires a minimum 62 parking spaces.

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

LEGAL DESCRIPTION
TOPOGRAPHIC DETAIL OF BLOCK 132 & 133
PART OF LOT 16, CONCESSION 2, WEST OF HURONTARIO STREET,
PARTS OF PLAN 438-32624
REGIONAL OF P.E.I.

NOTE 1:
NO CHANGE TO LOT COVERAGE
NO CHANGE TO BUILDING AREA
NO CHANGE TO LANDSCAPE COVERAGE
NO CHANGE TO ANY SETBACKS
NO CHANGE IN GFA FOR 695, 675 & 685

BUILDING STATISTICS

| BUILDING | BUILDING AREA | GFA (ALL FLOORS) |
|----------|---------------|------------------------|
| 705 | 279.9 SQM | 508.7 SQM (SEE NOTE 2) |
| 695 | 390.7 SQM | 382.0 SQM |
| 675 | 120.9 SQM | 130.9 SQM |
| 685 | 247.8 SQM | 415.2 SQM |
| TOTAL | 1039.3 SQM | 1436.8 SQM |

NOTE 2 (BUILDING 705)
GFA AS PER PREVIOUS SPA = 279.9 SQM
GFA PROPOSED = 508.7 SQM
GROUND FLOOR = 257.5 SQM
SECOND FLOOR = 251.2 SQM
TOTAL = 508.7 SQM
CHANGE IN GFA (508.7-279.9) = 228.8 SQM

SITE STATISTICS

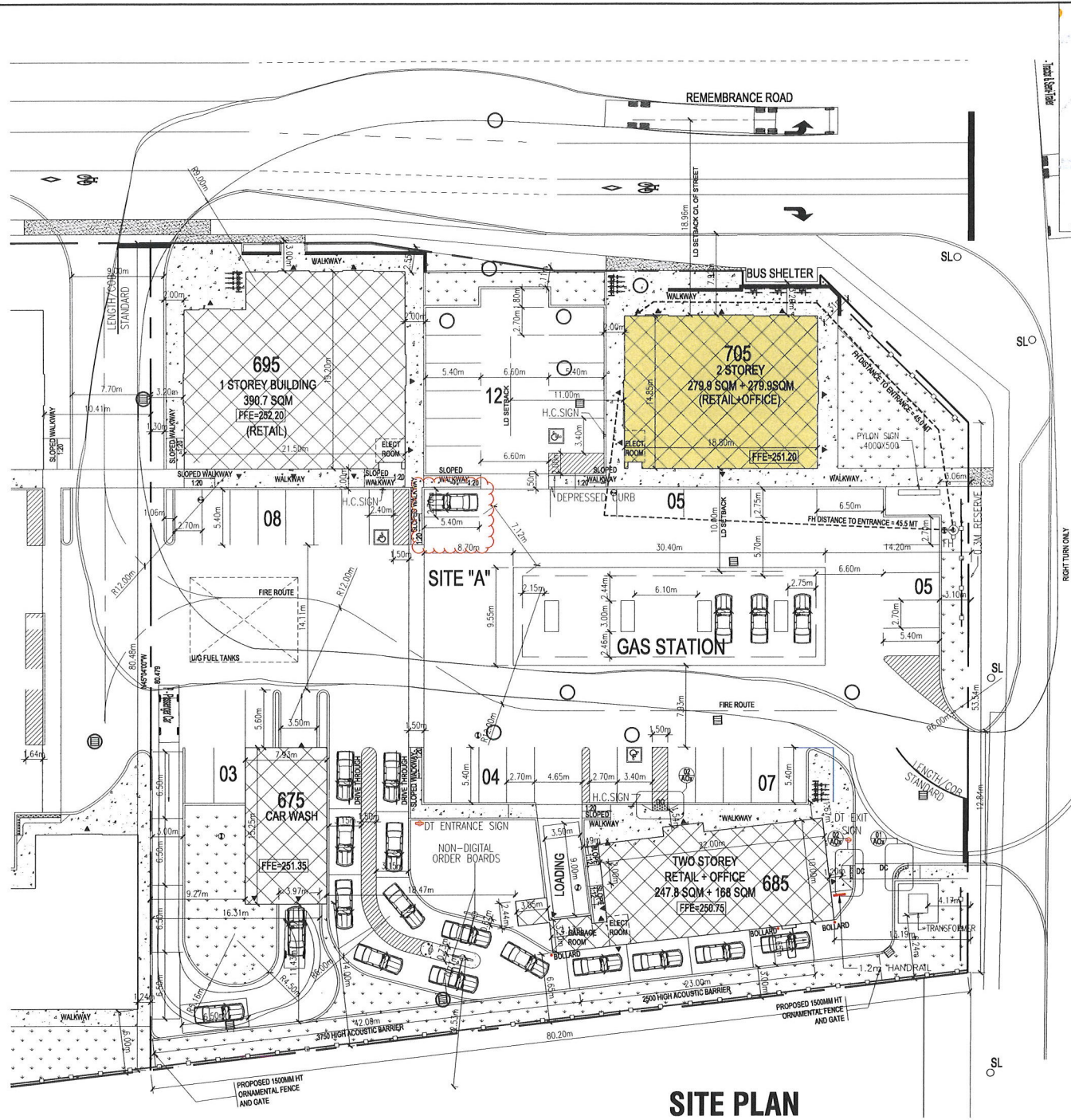
| | | |
|---|------------|----------|
| NET LOT AREA = 9781.5 SQM | 1039.3 SQM | 17.9% |
| LOT COVERAGE | 1039.3 SQM | PROVIDED |
| SETBACKS | REQUIRED | PROVIDED |
| NORTH | 3.0 M | 2.2 M |
| SOUTH | 6.0 M | 6.6 M |
| EAST | 3.0 M | 15.1 M |
| WEST | 3.0 M | 3.2 M |
| LANDSCAPE BUFFER | REQUIRED | PROVIDED |
| McLAUGHLIN ROAD | 3.0 M | 2.8 M |
| REMEMBRANCE ROAD | 1.0 M | 0.0 M |
| ADJOINING LOT | 1.5 M | 0.0 M |
| SOUTH | 3.0 M | 10.0 M |
| MAX. HEIGHT OF THE BUILDINGS - 2 STOREY | | |

| | | |
|--|----------------|----------------|
| TOTAL BUILDING AREA = 918.4 SQM + 120.9 SQM (CARWASH) = 1039.3 SQM | | |
| TOTAL GROSS FLOOR AREA = 2000 SQM | | |
| TOTAL GROSS FLOOR AREA = 1309.3 SQM (EXCLUDING CAR WASH) | | |
| PARKING SPACES REQUIRED 1 PER @ 2.3 SQM = 56.78 = 58 | | |
| PARKING SPACES REQUIRED FOR CAR WASH = 5 | | |
| PARKING SPACES REQUIRED = 63 | | |
| PARKING SPACE= 2.70 X 5.40 | REQUIRED 63 | PROVIDED 44 |
| INCLUDES | | |
| H.C. SPACES | 3 | 3 |
| LOADING SPACES | 1 | 1 |
| | | |
| ACCESSIBLE PARKING TYPE A -VAN | | 2 |
| ACCESSIBLE PARKING TYPE B | | 1 |

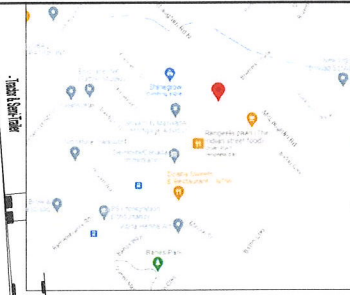
Received / Revised

MAY 09 2025

Committee of Adjustment



SITE PLAN



KEY PLAN



| NO. | DESCRIPTION | DATE |
|-----|-----------------------|-----------|
| 5 | FUEL TRUCK TURNING | MAY 01/24 |
| 4 | PARKING SPACES | APR 24/24 |
| 3 | LIMITING DISTANCES | SEP 27/23 |
| 2 | RESUBMISSION | JUL 31/23 |
| 1 | SITE PLAN APPLICATION | JUN 10/23 |

CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. ANY WORK NECESSARY TO COMPLY WITH THE LATEST ONTARIO BUILDING CODE SHALL BE PERFORMED AT NO EXTRA COST TO OWNER. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT. NO PORTIONS OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

PROFESSIONAL SEALS

PROPOSED
BRAMTRAIL GATE PLAZA

705 REMEMBRANCE ROAD
BRAMPTON, ONTARIO

SPA -



PROJECT NO: 2020

CAD FILE NAME: A1
DRAWN/CHECKED: SC SCALE: 1:200

DRAWING NO: A1