

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 PEEL

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	382.9 SQM
675	120.9 SQM	130.9 SQM
685	247.8 SQM	412.8 SQM
TOTAL	1039.3 SQM	1435.4 SQM

NOTE 2 (BUILDING 705)
 GFA AS PER PREVIOUS SPA = 273.9 SQM
 GFA PROVIDED = 279.9 SQM
 GROUND FLOOR = 252.2 SQM
 TOTAL = 508.7 SQM
 CHANGE IN GFA FOR 705 = 230.8 SQM

SITE STATISTICS

NET LOT AREA	1039.3 SQM	17.9%
LOT COVERAGE	1039.3 SQM	17.9%
SETBACKS	REQUIRED	PROVIDED
NORTH	3.0 M	2.2 M
SOUTH	6.0 M	6.6 M
EAST	3.0 M	13.1 M
WEST	3.0 M	3.2 M

LANDSCAPE BUFFER

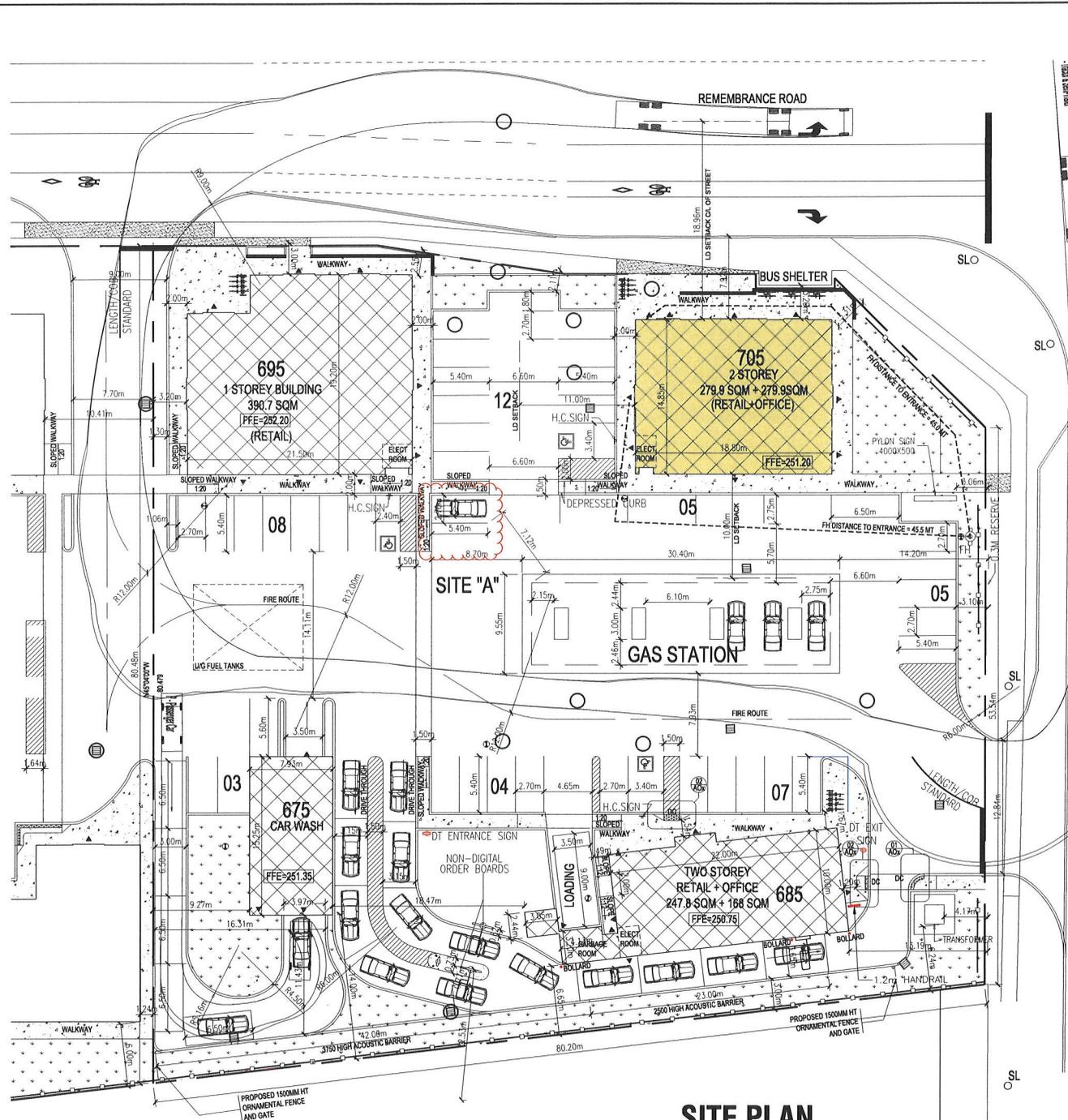
REQUIRED	PROVIDED	
MCLAUGHLIN ROAD	3.0 M	2.8 M
REMEMBRANCE ROAD	1.0 M	2.0 M
ADJOINING LOT	1.5 M	0.0 M
SOUTH	3.0 M	3.0 M

MAX. HEIGHT OF THE BUILDINGS - 2 STOREY

TOTAL BUILDING AREA = 919.4 SQM + 120.9 SQM (CARWASH) = 1039.3 SQM
TOTAL GROSS FLOOR AREA = 2000 SQM
TOTAL GROSS FLOOR AREA = 1305.3 SQM (EXCLUDING CAR WASH)
PARKING SPACES REQUIRED 1 PER 8.2 SQM = 58.78 = 58
PARKING SPACES REQUIRED FOR CAR WASH = 5

REQUIRED	PROVIDED	
PARKING SPACES	63	44
INCLUDES	3	3
H.C. SPACES	3	3
LOADING SPACES	1	1

ACCESSIBLE PARKING TYPE A - VAN 2
 ACCESSIBLE PARKING TYPE B 1



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

NO. DESCRIPTION DATE
 1. DRAWING ISSUE #4019 REVISION NOTES
 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 PORTION(S) 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



PROJECT NO: 2020
 CAD FILE NAME: A1
 DRAWING CHECKED: SC SCALE: 1:200
 DRAWING NO: A1

Received / Revised

MAY 09 2025

Committee of Adjustment

SITE PLAN