



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

May 29, 2025

**The Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2**

Attention: Ms. Clara Vani, Secretary-Treasurer, Committee of Adjustment

**Subject: Request for Reduced Application Fee
Committee of Adjustment Minor Variance Application
2548 Embleton Road, City of Brampton
Part of Lot 6, Concession 6 W.H.S.
(GWD File: PN 2743.00)**

Dear Clara:

Gagnon Walker Domes Ltd. (GWD) represents 2778830 Ontario Ltd., the Registered Owner of 2548 Embleton Road in the City of Brampton (hereinafter referred to as the subject site).

On December 19, 2023, the Committee of Adjustment approved Minor Variance Application A-2023-0276 in connection with the above noted property, authorizing the following variances:

1. To permit a banquet hall, whereas the By-Law does not permit the use; and
2. To vary Schedule 'C', Section 596 of the by-law to permit the location of the buildings, landscaping and parking area as per the site plan attached to the public notice, whereas the by-law requires that all buildings, landscaping and parking be located in accordance with Schedule 'C'-Section 596.

In addition, the approval was granted by the Committee included a number of conditions; including specifically the following two (2) conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision; and
2. That the applicant submit a Site Plan application within 60 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services.

Since the approval of the Minor Variance Application, we have been engaged with City Staff on the submission and processing of the Site Plan Approval Application under City File SP-2024-0128. In the process of undertaking the Site Plan Approval Application, a Survey Plan with more detailed and precise measurements was prepared, as is required by the Site Plan Approval process. The Site Plan Application is for the use of the site as it exists, with the parking at the rear of the building, and no alterations (expansion or reduction) to the existing building.

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



In this regard, a number of the setbacks shown are numerically different than the CofA sketch, however, there is no physical change on the site itself as they are reflective of the existing conditions.

We have made several re-submissions to address Circulation Comments since the initial filing of the Site Plan Application. The most recent circulation comments received on the last re-submission included comments from Zoning Staff regarding the discrepancy in setbacks between the Site Plan drawing and CofA sketch, and that the building GFA and setbacks are not as per the approved drawing.

In discussions with Planning and Zoning Staff, it was noted that the wording of the condition that was included with the December 2023 Minor Variance approval is such that modifications (including minor modifications) to the plan are permitted. However, Site Plan Approval applications by their nature will result in minor modifications to address technical matters. There were examples of such a scenario with this application as a minor adjustment to the easterly extent of the parking area was required to address a drainage comment. The difference in the setback measurements were as a result of obtaining the survey plan which provided greater precision in the measurements. In no case did the setbacks decrease; in all cases, they are greater.

Following my initial meetings with Planning and Zoning Staff, a follow-up meeting was held on May 23, 2025. As a result of the Zoning for the subject site consisting of a Schedule 'C', the comments from Zoning through the Site Plan Application process are maintained. In order to address the comments, a further Minor Variance Application is required, to further reflect the Site Plan drawing as included with Site Plan File SP-2024-0128, which reflects the accurate precise measurements and response to comments through the processing of the aforementioned Site Plan process.

Given that the Site Plan adjustments reflect the accurate measurements provided by the Survey Plan, as well as in response to technical comments received and addressed through the detailed Site Plan Approval process, and in acknowledgement that no further revisions to the layout or dimensions is required to address the remaining outstanding Site Plan comments, we are respectfully requesting the Committee's approval of a reduction in the Application Fee for the forthcoming Minor Variance Application. In this regard, we would like to request a fee of \$1,500.00 to \$2,000.00 for the aforementioned forthcoming Minor Variance Application.

Thank you in advance for considering this Application Fee reduction request. Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'Andrew Walker', written over a horizontal line.

Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Partner and Principal Planner

cc. **2778830 Ontario Ltd.**
F. Hemon-Morneau, City of Brampton
A. Sirianni, Gagnon Walker Domes Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.