

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A 7025-0061

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** 2778830 Ontario Ltd.
Address 1221 North Service Road, Oakville, Ontario, L6H 1A7

Phone #		Fax #	N/A
Email			

2. **Name of Agent** Gagnon Walker Domes Ltd. (Andrew Walker)
Address 7685 Hurontario Street, Suite 501, Brampton, Ontario, L6W 0B4

Phone #	905-796-5790	Fax #	N/A
Email	awalker@gwdplanners.com		

3. Nature and extent of relief applied for (variances requested):

1. To Permit a Banquet Facility Use
2. To vary Schedule C-596 to reflect the existing buildings and existing/proposed parking area, as illustrated on the Minor Variance Sketch

- 4. Why is it not possible to comply with the provisions of the by-law?**

1. The By-Law does not permit the use
2. Schedule C does not reflect the existing layout

- 5. Legal Description of the subject land:**

Lot Number Part of Lot 6

Plan Number/Concession Number Concession 6, W.H.S.

Municipal Address 2548 Embleton Road

- 6.
- Dimension of subject land (in metric units)

Frontage	61.60 metres (202.09 feet)
Depth	324.40 metres (1,064.30 feet)
Area	1.69 hectares (4.92 acres)

7. Access to the subject land is by:

Access to the subject land is by:

Provincial Highway	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>

Seasonal Road	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>
Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

A single detached dwelling, a retail/commercial building, an accessory storage structure.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Same

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 23.74 m

Rear yard setback 284.80.11 m

Side yard setback 7.68 m

Side yard setback 4.98 m

PROPOSED

Front yard setback No Change

Rear yard setback No Change

Side yard setback No Change

Side yard setback No Change

10. Date of Acquisition of subject land:

February 2021

11. Existing uses of subject property:

Residential, Retail/Commercial, Vacant Open Space

12. Proposed uses of subject property:

Same plus Banquet Hall Facility

13. Existing uses of abutting properties:

Residential, Retail/Commercial

14. Date of construction of all buildings & structures on subject land:

1970's

15. Length of time the existing uses of the subject property have been continued:

1970's

16. (a) What water supply is existing/proposed?

Municipal

☒

Well

☐

Other (specify)

- (b) What sewage disposal is/will be provided?

Municipal

☐

Septic

☒

Other (specify)

- (c) What storm drainage system is existing/proposed?

Sewers

☐

Ditches

☒

Swales

☐

Other (specify)

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

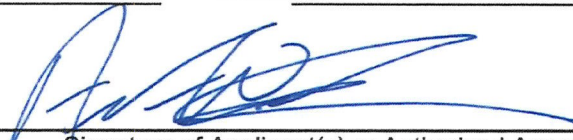
Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File #	A-2023-0276	Decision	Approved	Relief	To permit a banquet hall, and to vary Schedule C-596
File #		Decision		Relief	
File #		Decision		Relief	



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 30 DAY OF June, 2025.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Andrew Walker, OF THE City OF Brampton

IN THE Region OF Peel SOLEMNLY DECLARE THAT:


ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE


City OF Brampton

IN THE Region OF Peel
THIS 2nd DAY OF

July, 2025.



Signature of Applicant or Authorized Agent



A Commissioner etc.



CHADHA NASCIMENTO LLP
NAVIN CHADHA B.A. (Hons.) LL.B.
Barrister, Solicitor & Notary Public

7685 Hurontario Street | Suite 302 | Brampton | ON L6W 0B4
T: 905-491-6967 | F: 905-450-8352
E: navin@cnllp.ca | www.cnllp.ca

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Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED July 04, 2025

Date Application Deemed Mercedin

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2548 Embleton Road

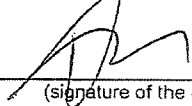
I/We, 2778830 Ontario Limited
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Gagnon Walker Domes Ltd.
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 30 day of June, 2025.


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

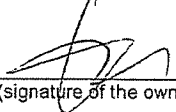
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2548 Embleton Road

I/We, 2778830 Ontario Limited
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 30 day of June, 2025.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

July 2, 2025

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

Attn: Clara Vani – Interim Secretary Treasurer, Committee of Adjustment

**Re: Committee of Adjustment - Minor Variance Application
2548 Embleton Road
Brampton, Ontario
(GWD File: 2743.00)**

Dear Clara:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 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 that 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

GAGNON WALKER DOMES LTD.

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www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

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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.

In this regard, a number of the setbacks shown are numerically different than the CofA sketch included with Minor Variance Application A-2023-0276, however, there is no physical change on the site itself as they are reflective of the existing conditions.

We have made several re-submissions in connection with Site Plan Approval Application SP-2024-0128 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 not 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. This Minor Variance Application reflects this process, and is reflective of the latest Site Plan being advanced through the Site Plan Approval process.

In support of the Committee of Adjustment – Minor Variance Application, GWD is pleased to submit the following submission package:

- One (1) completed application form (Committee of Adjustment Minor Variance);
- One (1) Cover Letter, prepared by GWD dated July 2, 2025;
- One (1) copy of the Minor Variance Plan, prepared by GWD dated June 30, 2025; and,
- Application Fees in the amount of \$2,000.00 (as per Committee of Adjustment Decision June 24, 2025).

Subject Property & Surrounding Area

The subject site measures approximately 1.99 hectares (4.92 acres), with a street frontage of approximately 61.60 metres (202.09 feet) along Embleton Road. The property is currently occupied by a commercial building (formerly the Prince of Wales Country Market, Bakery and Garden Centre; now banquet hall and retail), a residential dwelling and a small exterior building.

Surrounding land uses generally include single detached residential, open space, agricultural and commercial uses.

TAB 1 includes Air Photos from Google Earth of the subject site and area context



Planning Analysis

A Committee of Adjustment Minor Variance Application is being submitted to the City of Brampton seeking relief from the Zoning By-law in order to permit the following additional use on the subject site: 1) Banquet Facilities (Banquet Hall).

A Banquet Hall use is proposed for the southern portion of the subject site, aligning with the existing Service Commercial Zoning designation of the subject site. A banquet hall use operates from a portion of the former Prince of Wales Country Market building (approximately 549 square metres (5,904 square feet)). A portion of existing building is also utilized for a retail store space, measuring approximately 46 square metres (500 square feet). The existing residential building will remain for residential purposes.

Parking has been provided in an organized manner, with proper site circulation provided. The parking provided meets the required parking in keeping with the parking standards of Zoning By-Law 270-2004.

The Banquet Hall was approved through the previous Minor Variance Application A-2023-0276. Further to discussions with City Staff, this application includes the request for the Banquet Hall as a variance, in addition to the modifications being sought to vary Schedule C to reflect the Site Plan Approval drawing, such that the request for the use is in concert with the updated variance to Schedule C.

TAB 2 includes the proposed revised Minor Variance Plan prepared by Gagnon Walker Domes Ltd. dated June 30, 2025.

City of Brampton Official Plan, September 2020

The City of Brampton Official Plan (BOP) designates the subject site as '**Residential**' and as being located within a '**Community**', with a '**Corridor Protection Overlay**'. Uses permitted on lands designated **Residential** are predominantly residential; including, a full range of dwelling types; ranging from single detached houses to residential high-rise apartments. Complimentary uses which are permitted within the Commercial, Institutional and Public Uses designation of the BOP may be permitted subject to specific Secondary Plan policies/designations; including but not limited to local retail centre, neighbourhood retail, convenience retail, or highway or service commercial uses (Policy 4.2.1.1).

The Bram West Secondary Plan (Area 40a) designates the portion of the subject site that is subject to this application '**Community Centre**'. According to Policy 3.2.22 of the Secondary Plan Uses permitted on lands designated **Community Centre** on Schedule SP 40(a) shall permit schools, daycare facilities, convenience commercial uses, places of worship, libraries, fire/ police and related community service facilities; small scale office uses, uses permitted within the Employment Estate designation, and health or medical clinics. Low rise multiple dwelling uses and residential care facilities may be permitted within the Community Centre designation provided such uses are accessory to the permitted community service uses.

The requested variances reflect a use which is similar to uses (commercial) envisaged for the subject site, as reflected in the permitted uses, including on a site designated for commercial uses in the Secondary Plan. The variances reflect the current layout of the site, including location and layout of buildings, drive aisles and landscape open spaces. The area of the subject site designated Commercial (Community Centre) in the Secondary Plan and Service Commercial in the Zoning By-Law is sufficient in size to accommodate the required parking.



It is our opinion that the proposed minor variances and use of the subject site for Banquet Facilities (Banquet Hall) conforms to the Official Plan. As noted above, the Banquet Hall was approved through the previous Minor Variance Application A-2023-0276. Further to discussions with City Staff, this application includes the request for the Banquet Hall as a variance, in addition to the modifications being sought to vary Schedule C to reflect the Site Plan Approval drawing, such that the request for the use is in concert with the updated variance to Schedule C.

Zoning By-law 270-2004

The subject site is zoned both ‘**Service Commercial Section 596 (SC-596)**’ and ‘**Agricultural (A)**’. The portion of the subject site that is subject to this application is zoned ‘**SC-596**’.

The ‘**Service Commercial – SC-596**’ Zoning designation permits only the following: a standard, dining room, fast food and take-out restaurant excluding a drive-through; a convenience store; a supermarket; a farm produce stand; a dairy bar; a retail establishment; a garden centre sales establishment; a custom workshop; a parking lot; and purposes accessory to the other permitted purposes.

The requested **Banquet Facilities (Banquet Hall)** use is similar to the permitted commercial uses such as restaurant and retail establishment, as both are service commercial uses that serve the broader public, generate similar parking requirements, including hosting events such as weddings and other similar functions.

It is our opinion that the proposed variance(s), including the use of the subject site for **Banquet Facilities (Banquet Hall)**, is in keeping with the intent of the Zoning By-law for service commercial type uses. As noted above, the Banquet Hall was approved through the previous Minor Variance Application A-2023-0276. Further to discussions with City Staff, this application includes the request for the Banquet Hall as a variance, in addition to the modifications being sought to vary Schedule C to reflect the Site Plan Approval drawing, such that the request for the use is in concert with the updated variance to Schedule C.

Desirable and Appropriate Development of the Land

The proposed variance will facilitate the use of the subject site for a Banquet Hall which aligns with the Service Commercial Zoning designation of the subject site. The proposed Banquet Hall use is also keeping with the policies of the City of Brampton Official Plan and Bram West Secondary Plan (Area 40a) and is compatible with the residential and commercial uses within the vicinity of the subject site. The proposed use of the subject site will not adversely impact the use and operation of surrounding lands, as the proposal is to restrict the use to within the existing building only with no outdoor accessory or ancillary uses.

In this regard, we are of the opinion that the proposed variances are considered desirable and appropriate for the development of the land. As noted above, the Banquet Hall was approved through the previous Minor Variance Application A-2023-0276. Further to discussions with City Staff, this application includes the request for the Banquet Hall as a variance, in addition to the modifications being sought to vary Schedule C to reflect the Site Plan Approval drawing, such that the request for the use is in concert with the updated variance to Schedule C.

Minor in Nature

The proposed Banquet Facilities (Banquet Hall) use is in keeping with the uses in the surrounding area and meets the general intent and purpose of both the Official Plan and Zoning By-Law. The proposal makes efficient use of existing, available municipal services and is deemed appropriate



and desirable. The form and function of the subject site reflects the current use and layout, and does not impact the form and function of the surrounding lands. The use is being restricted to the existing building only; no outdoor accessory or ancillary uses will be allowed.

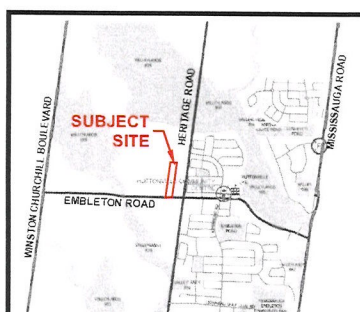
In this regard, we are of the opinion that the proposed variances are considered minor in nature and should be supported. As noted above, the Banquet Hall was approved through the previous Minor Variance Application A-2023-0276. Further to discussions with City Staff, this application includes the request for the Banquet Hall as a variance, in addition to the modifications being sought to vary Schedule C to reflect the Site Plan Approval drawing, such that the request for the use is in concert with the updated variance to Schedule C.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

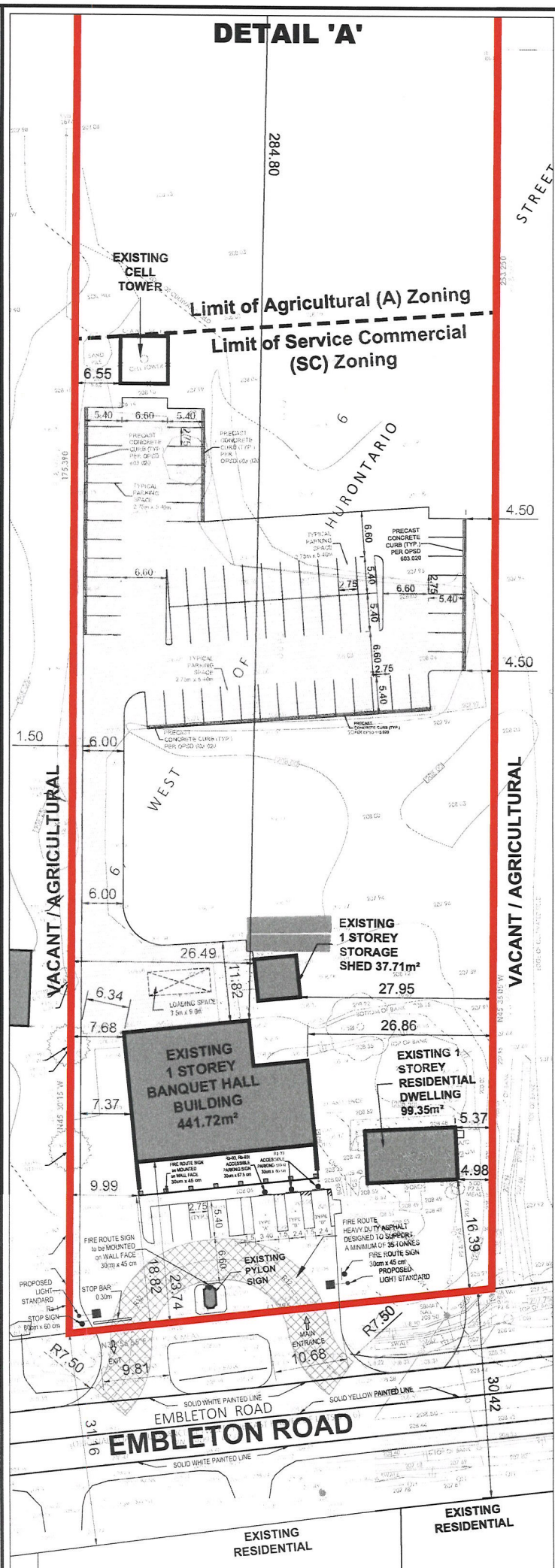
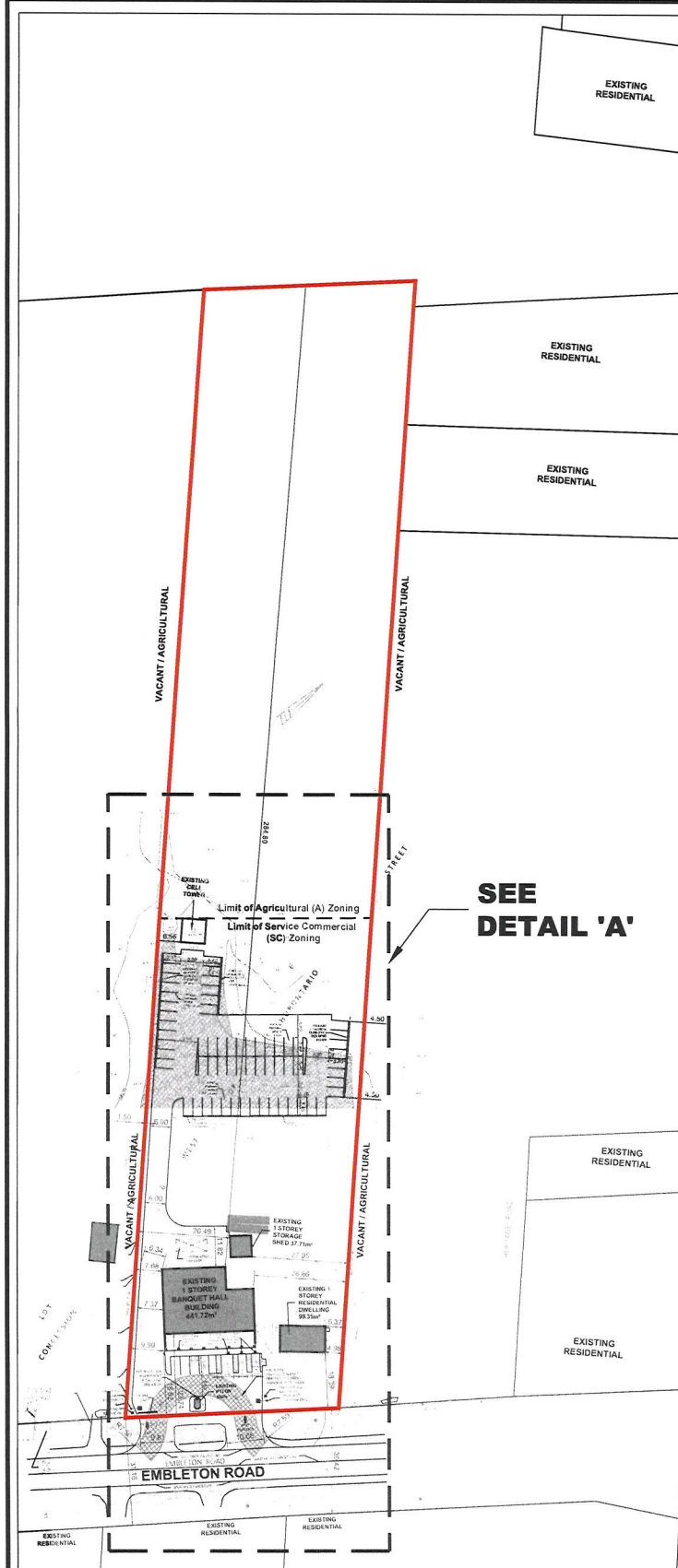
Yours truly,

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

c.c.: 2778830 Ontario Ltd.
A. Sirianni, Gagnon Walker Domes Ltd.
H. Singh, Gagnon Walker Domes Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.



STATISTICS OVERVIEW



SITE PLAN

LEGEND

P.N.: 20.2743.00



Zoning Non-compliance Checklist

File No.
A-2025- 0061

Applicant: 2778830 Ontario Ltd.
Address: 2548 Embleton Road
Zoning: Service Commercial Section 596
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a banquet hall use.	Whereas the by-law does not permit a banquet hall.	596.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'	To permit landscaping and buildings not as per Schedule C.	Whereas the by-law only permits buildings and landscaping as per Schedule C.	596.2
FENCE HEIGHT	.		

Rose Bruno
Reviewed by Zoning

July 3, 2025
Date