

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-2025-0061
Property Address: 2548 Embleton Road
Legal Description: Con 6, Whs, Part Lot 6, Ward 6
Agent: Gagnon Walker Domes Ltd. (Andrew Walker)
Owner(s): 2778830 Ontario Ltd.
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, August 26, 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 banquet hall use, whereas the by-law does not permit a banquet hall; and
2. To permit landscaping and buildings not as per Schedule C, whereas the by-law only permits buildings and landscaping as per Schedule C.

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, August 21, 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, August 21, 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.

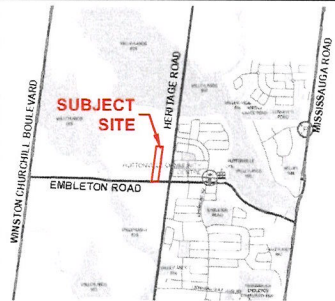
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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.

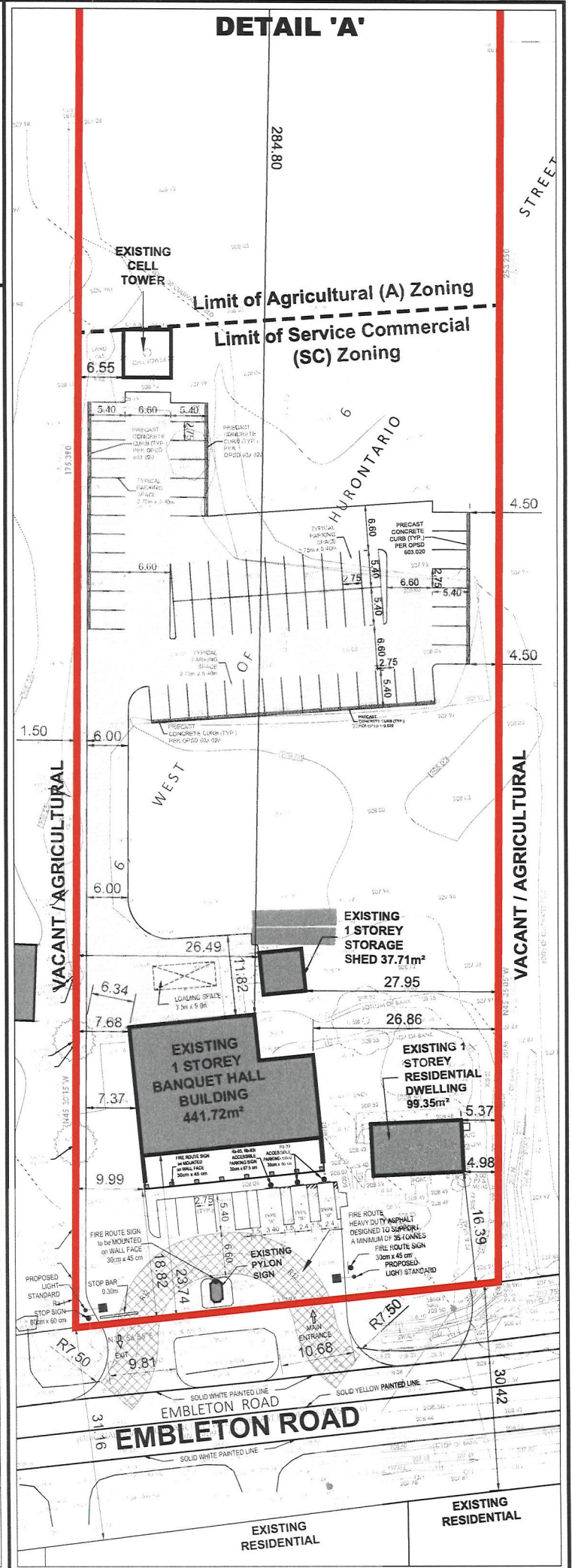
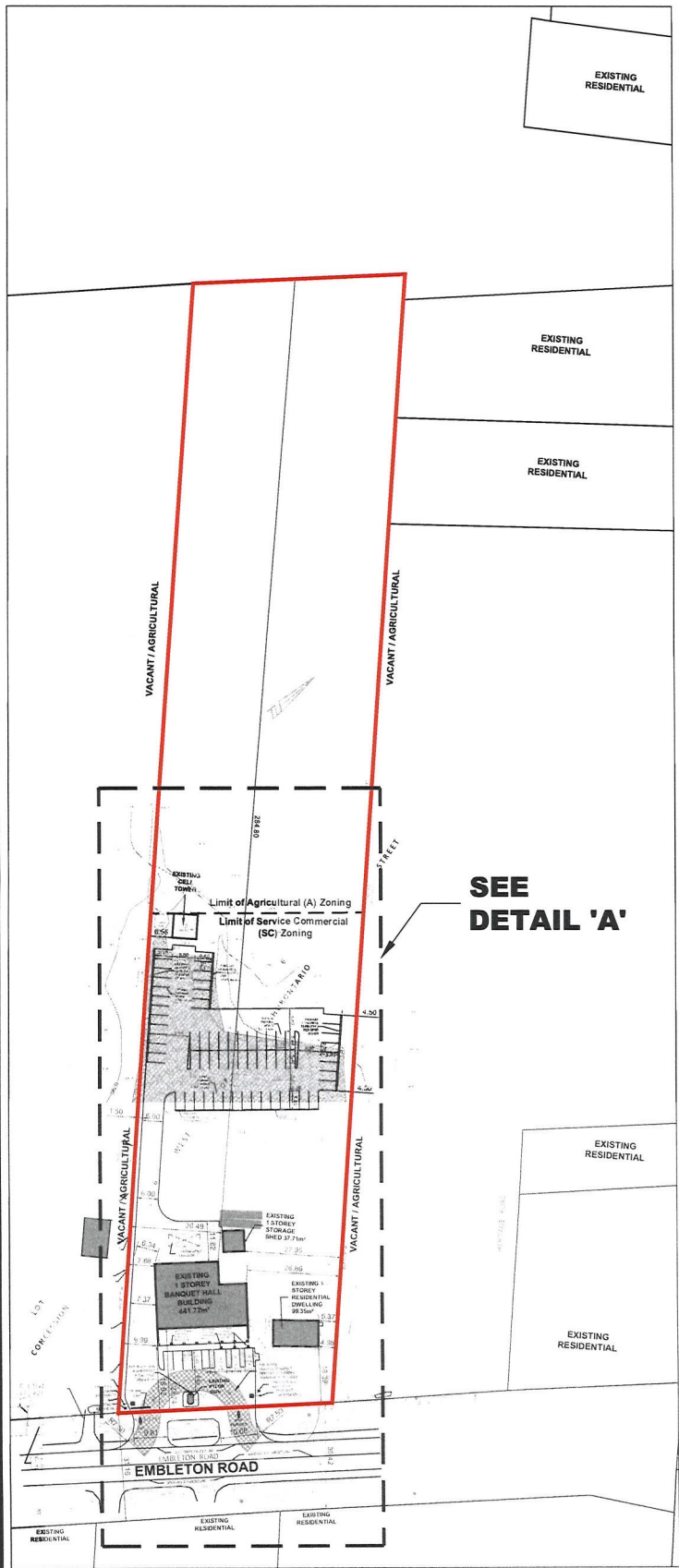
Dated this 12th day of August 2025

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca





KEYMAP SUBJECT SITE N.T.S.

STATISTICS OVERVIEW	
TOTAL SITE AREA:	1.99 ha (4.94 ac)
EXISTING BUILDINGS	
• 1 STOREY DWELLING:	99.35m ² (1,069ft ²)
• 1 STOREY BANQUET HALL:	441.72m ² (4,754ft ²)
• 1 STOREY STORAGE SHED:	37.71m ² (405ft ²)
• TOTAL GROSS FLOOR AREA:	578.78m² (6,230ft²)
PARKING REQUIRED:	
RESIDENTIAL DWELLING:	2 SPACES
(2 spaces per dwelling)	
BANQUET HALL:	56 SPACES
(1 space per 8m ²)	
RETAIL:	2 SPACES
(1 space per 23m ²)	
TOTAL PARKING REQUIRED:	60 SPACES
ACCESSIBLE PARKING	
REQUIRED (4% of TOTAL):	3 SPACES
TOTAL PARKING PROVIDED:	70 SPACES



SITE PLAN
2778830 ONTARIO LTD.
2548 EMBLETON ROAD
CITY of BRAMPTON
REGION of PEEL

LEGEND PROPERTY BOUNDARY	P.N.: 20.2743.00	Date: June 30, 2025
	Scale: N.T.S.	Revised:
	Drawn By: D.S.	File No.: PN 2743_Concept_Plan
<div><div></div><div><div>7685 Hurontario Street Suite 501 Brampton, Ontario L6Y 0B4 P: (905) 735-5730 F: 1 (855) 771-7266 www.gwdplanners.com</div></div></div>		