

APPLICATION # A-2022-0205
WARD #8

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **1630604 ONTARIO LTD.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described Block 3, Plan 43M-874, Part 1, Plan 43R-23561 municipally known as **125 CHRYSLER DRIVE, UNITS 5-7**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To provide 278 parking spaces whereas the by-law requires a minimum of 331 parking spaces.

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO

File Number: _____

Application for Consent: NO

File Number: _____

The Committee of Adjustment has appointed **TUESDAY, August 2, 2022 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 21st Day of July, 2022

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

PART OF BLOCK 3
REGISTERED PLAN 43M-874
PART 1,
PLAN 43R-23561

PROPOSED
NEW MEZZANINE FLOOR
IN UNIT 5-7 (1647 sq/ft)

TEHANT SPACE	AREA	By Use	EXISTING Parking Req'd	REVISED Parking Req'd	COMMENTS Add Mezz. Floor Area
UNIT 9 Muscle Mega Gym	581.61	sq m	1 per 22m2	26.44	27
UNIT 8 Five Senses spa & wellness	658.57	sq m	1 per 25m2	26.74	27
UNIT 5,6,7 Banquet Hall	1,742.00	sq m	1 per 6m2	292.70	218
UNIT 4 Service Ontario	544.57	sq m	1 per 30m2	18.15	18
UNIT 3 Animal Hospital	312.88	sq m	1 per 28m2	11.18	11
UNIT 2 RJ Son Off track betting	261.79	sq m	1 per 30m2	8.73	9
UNIT 1 AKK Solution Employment placement	61.57	sq m	1 per 30m2	2.05	2
Total	4192.00			333.05	331

TOTAL PARKING SPACES REQ'D	333
TOTAL PARKING SPACES EXISTING	278

BANQUET HALL OPERATING HOURS
 SATURDAY FROM 6:00PM-12:00AM
 SUNDAY FROM 6:00PM-12:00AM

BUILDING CLASSIFICATION AND CONSTRUCTION

BUILDING CLASSIFICATION: E
 UNIT CLASSIFICATION: GROUP A-2
 DIVISION: 3.2.2. 60
 BUILDING AREA: 4300M2
 NUMBER OF STOREYS: ONE
 SPRINKLER: YES
 COMBUSTABLE OR NON COMBUSTABLE
 FLOOR ASSEMBLIES: 3/4HR FIRE SEPARATION
 MEZZANINES IF OF COMBUSTABLE CONSTRUCTED 3/4HR F.R.R
 ROOF ASSEMBLIES: N/A
 LOADBEARING WALLS AND COLUMNS: SAME AS SUPPORTING
 ASSEMBLY

SUMMARY WHOLE COMMERCIAL BUILDING	
TOTAL PARKING SPACES REQ'D	331
TOTAL PARKING SPACES EXISTING	278

BANQUET HALL OPERATING HOURS
SATURDAY FROM 6:00PM-12:00PM
SUNDAY FROM 6:00PM-12:00PM


UNIT NO.	BUILDING USES	ARSA M	BY-LAW	REQD PARKING
UNIT 1	HIRING PLACEMENT	6152	1 SPACE PER 30 sq ft	2.05
UNIT 2	OFF TRACK BETTING	56178	1 SPACE PER 30 sq ft	0.13
UNIT 3	ANIMAL HOSPITAL	323.98	1 SPACE PER 29 sq ft	11.8
UNIT 4	SERVICE ONTARIO	544.51	1 SPACE PER 30 sq ft	18.9
UNIT 5,6,7	BANQUET HALL	1162.04	1 SPACE PER 6 sq ft	271.76
UNIT 8	SPA & WELLNESS	668.51	1 SPACE PER 28 sq ft	26.74
UNIT 9	BODY BUILDING GYM	591.61	1 SPACE PER 25 sq ft	26.44
CURRENT TOTAL REQUIRED				311

ALL TENTS SHALL BE 3M AWAY FROM PROPERTY LINES AND 4M FROM OTHER TENTS.
BASE ON 128 PEOPLE LOADING
BASE ON 16 PEOPLE LOADING 11 TEMPORARY PORTABLE TOILETS
NEED TO BE ON HAND
CONFIRM ADEQUATE SPACE FOR THE NEW STRUCTURE
CAN BE CONSTRUCTED FROM ABOVE HYDRO LINES
WITH 1M AROUND HYDRO (MIN 4.8 x 0.9 x 0.9)
INSTALLATION GUIDE SHOULD BE FOLLOWED AS PER MANUFACTURE OF TENT BUSINESS
THESE DRAWINGS ARE LAYOUT REFERENCE

⑤	PORTABLE GAS PUMP-1A

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ONTARIO ASSOCIATION
of
Municipal Corporations

	
RECEIVED	

AGENT:
CAM PIETRANGELO C E T

For more information, call 1-800-368-6868



21

BANQUET HALLS

Brampton, Ontario

(S)		

(2)		ISSUED FOR PERMIT
(1)	NOV 21, 2021	FOR CLIENT DESIGN APPROVAL

DRAWING STATUS: FOR PERMIT

PROPOSED MEZZANINE FLOOR

Brampton, Ontario

NORTH	AREA	TYPE
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DRAWN CB	CHECKED JB
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3/16" = 1'-0"

PROJ. NO. _____ DRAWING _____

91-1

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **August 2, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, July 28, 2022**. *Please note that City Hall will be closed on Monday, August 1, 2022 in observance of the Civic Holiday*
- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 28, 2022**.
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 28, 2022**.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, July 28, 2022**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.

AMENDMENT LETTER

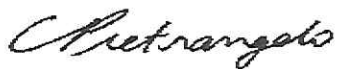
July 20, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
1630604 ONTARIO LTD.
BLOCK 3, PLAN M-874, PART 1, PLAN 43R-23561
A-2022-0205 – 125 CHRYSLER DRIVE**

Please **amend** application **A-2022-0205** to reflect the following:

1. To provide 278 parking spaces whereas the by-law requires a minimum of 331 parking spaces.



Applicant/Authorized Agent



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)** 1630604 ONTARIO LTD
Address 16 APPENINE COURT BRAMPTON ONTARIO L6R 1H4

Phone # 416 662-3607 **Fax #** _____
Email laddichandni@hotmail.com

2. **Name of Agent** Cam Pietrangelo C.E.T.
Address 108 Leander Street Brampton Ontario L6S 3N8

Phone # 647 542-8147 **Fax #** _____
Email c.pietrangelo@sympatico.ca

3. **Nature and extent of relief applied for (variances requested):**
To provide 278 parking spaces whereas the the by-law requires a minimum of 312 parking spaces
Exist commercial building operating as banquet hall has added 153m2 of mezzanine floor above the existing ground floor.

4. **Why is it not possible to comply with the provisions of the by-law?**
by-law requirements is 312 parking space , provided 278 parking spaces

5. **Legal Description of the subject land:**
Lot Number part of block 3
Plan Number/Concession Number PLAN 43M-874
Municipal Address 125 Chrysler Drive Unit 5,6,7

6. **Dimension of subject land (in metric units)**
Frontage 21.983m
Depth 90.407m
Area 12,218.6sm

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **Water** ☐

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.)

Banquet Hall ground floor 1742.04 sm one storey

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Banquet Hall ground floor 1742.04 m2 one storey. Proposed mezzanine floor added 153m2 to existing space

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 21.983m

Rear yard setback 20.129m

Side yard setback 24.75m

Side yard setback 14.152m

PROPOSED

Front yard setback 21.983m

Rear yard setback 20.129m

Side yard setback 24.75m

Side yard setback 14.152m

10. Date of Acquisition of subject land: 09/08/03

11. Existing uses of subject property: Commercial

12. Proposed uses of subject property: Commercial

13. Existing uses of abutting properties: Plaza and warehousing

14. Date of construction of all buildings & structures on subject land: Jan 28 2005

15. Length of time the existing uses of the subject property have been continued: 17 years

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

C. Pietrangeli
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 4 DAY OF July, 20 22.

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, Pam Pietrangeli, 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 4th DAY OF
July, 20 22.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

C. Pietrangeli
Signature of Applicant or Authorized Agent

Submit by Email

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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 4, 2022

Date Application Deemed
Complete by the Municipality _____

125 Chryster Drive Parking Summary Sheet											
				EXISTING	REVISED	COMMENTS					
TENANT SPACE	AREA		By-law	Parking Req'd	Parking Req'd	Add Mezz. Floor Area		By-law	Parking Req'd	Existing Parking	New Parking Req'd
UNIT 9 Muscle Megga Gym	581.61	sq m	1 per 22m2	26.44	27						
UNIT 8 Five Sense spa & wellness	668.57	sq m	1 per 25m2	26.74	27						
UNIT 5,6,7 Banquet Hall	1,742.04	sq m	1 per 8m2	217.76	238	153	sq m	1 per 8m2	19	217.76	236.76
UNIT 4 Service Ontario	544.57	sq m	1 per 30m2	18.15	18						
UNIT 3 Animal Hospital	312.98	sq m	1 per 28m2	11.18	11						
UNIT 2 RJ Son Off track betting	261.79	sq m	1 per 30m2	8.73	9						
UNIT 1 Aitk Soluton Employment placement	61.52	sq m	1 per 30m2	2.05	2.2						
Total	4173.08			311.05	331						

SUMMARY WHOLE COMMERCIAL BUILDING

TOTAL PARKING SPACES REQ'D	331
TOTAL PARKING SPACES EXISTING	278

PART OF BLOCK 3
REGISTERED PLAN 43M-874
PART 1,
PLAN 43R-2356

PROPOSED
NEW MEZZANINE FLOOR
IN UNIT 5-7 (1647 sq/ft)

125 Chrysler Drive Parking Summary Sheet									
TENANT SPACE	AREA	By-Law	EXISTING Parking Req'd	REVISED Parking Req'd	COMMENTS	By-Law	Parking Req'd	Existing Parking	New Parking Req'd
UNIT 9 Muscle Mega Gym	581.61 sq m	1 per 22m ²	26.44	27					
UNIT 8 Five Sense spa & wellness	668.57 sq m	1 per 25m ²	26.74	27					
UNIT 5,6,7 Banquet Hall	1,742.04 sq m	1 per 8m ²	217.76	238	253 sq m	1 per 8m ²	31	217.76	236.76
UNIT 4 Service Ontario	544.57 sq m	1 per 30m ²	18.15	19					
UNIT 3 Animal Hospital	312.99 sq m	1 per 26m ²	11.19	11					
UNIT 2 RJ Sun Off track betting	261.79 sq m	1 per 30m ²	8.73	9					
UNIT 1 Ark Solution Employment placement	61.52 sq m	1 per 30m ²	2.05	2					
Total	4179.04		311.05	331					

SUMMARY WHOLE COMMERCIAL BUILDING
TOTAL PARKING SPACES REQ'D 331
TOTAL PARKING SPACES EXISTING 238

BANQUET HALL OPERATING HOURS
SATURDAY FROM 6:00PM-12:00PM
SUNDAY FROM 6:00PM-12:00PM

CHRYSLER DRIVE

BUILDING CLASSIFICATION AND CONSTRUCTION	
BUILDING CLASSIFICATION GROUP: E	
UNIT CLASSIFICATION: GROUP A-2	
DIVISION: 3.2.2. 60	
BUILDING AREA: 4300M ²	
NUMBER OF STOREYS: ONE	
SFRINKLER: YES	
COMBUSTABLE OR NON COMBUSTABLE	
FLOOR ASSEMBLIES : 3/4HR FIRE SEPARATION	
MEZZANINES IF OF COMBUSTABLE CONSTRUCTED 3/4HR F.R.R	
ROOF ASSEMBLIES: N/A	
LOADBEARING WALLS AND COLUMNS: SAME AS SUPPORTING ASSEMBLY	

UNIT NO.	BUILDING USES	AREA M ²	BY-LAW	REQ'D PARKING
UNIT 1	HIRING PLACEMENT	61.52	1 SPACE PER 30 m ²	2.05
UNIT 2	OFF TRACK BETTING	261.79	1 SPACE PER 30 m ²	8.73
UNIT 3	ANIMAL HOSPITAL	312.99	1 SPACE PER 26 m ²	11.19
UNIT 4	SERVICE ONTARIO	544.57	1 SPACE PER 30 m ²	18.15
UNIT 5,6,7	BANQUET HALL	1742.04	1 SPACE PER 8 m ²	217.76
UNIT 8	SPA & WELLNESS	668.57	1 SPACE PER 25 m ²	26.74
UNIT 9	BODY BUILDING GYM	581.61	1 SPACE PER 22 m ²	26.44
CURRENT TOTAL REQUIRED				331

Project contractor shall check and verify all dimensions and report all discrepancies, errors and omissions to the Architect before proceeding with the work. Do not scale drawings. This drawing shall not be used for construction purposes until sealed and signed by the Architect.

ALL TEXTS SHALL BE BY AREA FROM PROPERTY LINES AND FOR OTHER TEXTS BASE ON 100 PEOPLE LOADING 14 TEMPORARY PORTABLE TOILETS NEED TO BE PROVIDED
CONFIRM MIN. DISTANCE THAT THE NEW STRUCTURE ONLY BE CONSTRUCTED FROM ADJACENT PROPERTY LINES WITH MINIMUM 10' (3.05M) IN CH. 4.3 IN CH. 4.3
RE: ALL ON LOANS SHALL BE FOLLOWING AS PER MANUFACTURE OF YOUR EQUIPMENT THESE DRAWINGS ARE LATEST REVISIONS
ISSUED:
DATE: 11/21/2021
BY: CAM PIETRANGELO
FOR: CHANDNI BANQUET HALLS

ALL IN 2021

STAMP:



DESIGNER:

BATTAGLIA ARCHITECT INC
1000 Midland Ave., Unit 14 Brampton, ON L6Y 4R8 416 847-8848

ARCHITECT:

CAM PIETRANGELO C.E.T.
Engineering Manager & Consulting
cam.pietrangelo@battaglia.ca
Tel: 416 847-8848

CLIENT/OWNER:



Chandni
BANQUET HALLS

Chandni Banquet Halls
125 Chrysler Unit 5-7 Drive
Brampton, Ontario

NO.	DATE	REVISION / COMMENTS
6		
5		
4		
3	DEC 22, 2021	CITY COMMENTS
2		ISSUED FOR PERMIT
1	NOV 21, 2021	FOR CLIENT DESIGN APPROVAL
No.	Date	Issued / Addendum / Revisions
DRAWING STATUS: FOR PERMIT		

PROJECT
PROPOSED MEZZANINE FLOOR
125 Chrysler Drive Unit 5-7
Brampton, Ontario

DRAWING TITLE

SITE PLAN

NORTH	AREA	TYPE
DRAWN: C.P.	CHECKED: J.B.	
PROJNO: 014	SCALE: 3/16" = 1'-0"	DRAWING: SP-1

a

b

c

d

e

L3

L4

A-2022-0205

