



Committee of Adjustment

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
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Brampton, Ontario L6Y 4R2
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jeanie.myers@brampton.ca

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 | | | | | | | | | |
|--|---------------|------------|---------|---------|----------|-----------|---------|---------|---------|
| THIANT SPACE | AREA | By-Law | DOSTING | REMOVED | COMMENTS | By-Law | Parking | Exting | New |
| | | | Req'd | Req'd | | | Req'd | Parking | Parking |
| UNIT 9 Muscle Mega Gym | 181.61 sq m | 1 per 22m2 | 26.44 | 27 | | | | | |
| UNIT 8 Five Sense spa & wellness | 668.57 sq m | 1 per 26m2 | 26.74 | 27 | | | | | |
| UNIT 5,6,7 Banquet Hall | 1,742.04 sq m | 1 per 8m2 | 217.76 | 234 | 353 sq m | 1 per 8m2 | 39 | 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 Hi Son Off track betting | 261.19 sq m | 1 per 20m2 | 8.75 | 9 | | | | | |
| UNIT 1 A&A Solution Employment placement | 61.52 sq m | 1 per 30m2 | 2.05 | 2 | | | | | |
| Total | 4172.08 | | 311.05 | 331 | | | | | |

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

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

BUILDING CLASSIFICATION AND CONSTRUCTION
BUILDING CLASSIFICATION GROUP: 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

| UNIT NO. | BUILDING USES | AREA M2 | BY-LAW | REQ'D PARKING |
|------------------------|-------------------|---------|-------------------|---------------|
| UNIT 1 | HIRING PLACEMENT | 61.52 | 1 SPACE PER 30 M2 | 2.05 |
| UNIT 2 | OFF TRACK BETTING | 261.19 | 1 SPACE PER 20 M2 | 8.75 |
| UNIT 3 | ANIMAL HOSPITAL | 312.98 | 1 SPACE PER 28 M2 | 11.18 |
| UNIT 4 | SERVICE ONTARIO | 544.57 | 1 SPACE PER 30 M2 | 18.15 |
| UNIT 5,6,7 | BANQUET HALL | 1742.04 | 1 SPACE PER 8 M2 | 217.76 |
| UNIT 8 | SPA & WELLNESS | 668.57 | 1 SPACE PER 26 M2 | 26.74 |
| UNIT 9 | BODY BUILDING GYM | 181.61 | 1 SPACE PER 22 M2 | 26.44 |
| CURRENT TOTAL REQUIRED | | | | 311 |

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

ALL TOILETS SHALL BE IN ACCORD WITH PROPERTY LINES AND ARE NOT TO BE BASED ON THE PEOPLE LOADING 15 TEMPORARY PORTABLE TOILETS BASED ON THE PEOPLE LOADING 15 TEMPORARY PORTABLE TOILETS BASED ON THE PEOPLE LOADING 15 TEMPORARY PORTABLE TOILETS BASED ON THE PEOPLE LOADING 15 TEMPORARY PORTABLE TOILETS

125 CHRYSLER DRIVE UNIT 5-7

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125 CHRYSLER DRIVE UNIT 5-7

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 **October 25, 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, October 20, 2022.**

- 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, October 20, 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, October 20, 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, October 20, 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

FILE NUMBER: A-2022-0205

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 6623607 **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 ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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, Cam 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

Date Application Deemed
Complete by the Municipality

Revised 2020/01/07

| | | | | | | | | | | | |
|--|----------|------|------------|---------------|---------------|----------------------|------|-----------|---------------|------------------|-------------------|
| 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 I,
PLAN 43R-23561**

**PROPOSED
NEW MEZZANINE FLOOR
IN UNIT 5-7 (164T sq/ft)**

The site plan shows Unit 5-7 with a proposed new mezzanine floor highlighted in green. The unit is surrounded by parking spaces and adjacent to Chrysler Drive. The plan includes bearings such as N 66° 10' 30\"/>

| TENANT SPACE | AREA | By-Law | EXISTING Parking Req'd | REVISIO Parking Req'd | COMMENTS Add'l Area Floor Area |
|--|---------------|------------|------------------------------|-----------------------------|--------------------------------------|
| UNIT 9 Muscle Merge Gym | 581.63 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 | 151 sq m |
| UNIT 4 Service Ontario | 544.57 sq m | 1 per 30m² | 18.15 | 18 | |
| UNIT 3 Animal Hospital | 312.88 sq m | 1 per 26m² | 11.98 | 11 | |
| UNIT 2 AI Son Off track betting | 251.75 sq m | 1 per 30m² | 8.32 | 9 | |
| UNIT 1 AIK Solution Employment placement | 61.52 sq m | 1 per 30m² | 2.05 | 2 | |
| Total | 4179.08 | | 311.05 | 331 | |

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

BANQUET HALL OPERATING HOUR

SATURDAY FROM 6:00PM-12:00PM
SUNDAY FROM 6:00PM-12:00PM

| |
|--|
| BUILDING CLASSIFICATION GROUP: 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 |

| | |
|--------------|-------------------|
| UNIT 1 | HIRING PLACEMENT |
| UNIT 2 | OFF TRACK BETTING |
| UNIT 3 | ANIMAL HOSPITAL |
| UNIT 4 | SERVICE ONTARIO |
| UNIT 5, 6, 7 | BANQUET HALL |
| UNIT 8 | SPA & WELLNESS |
| UNIT 9 | BODY BUILDING GYM |

| | |
|-------------------------------------|-----|
| 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 | AREA M ² | BY-LAW | RECD. PARK |
|------------------------|-------------------|---------------------|-------------------------------|------------|
| UNIT 1 | HIRING PLACEMENT | 6151 | 1 SPACE PER 10 m ² | 2.08 |
| UNIT 2 | OFF TRACK BETTING | 26175 | 1 SPACE PER 10 m ² | 8.73 |
| UNIT 3 | ANIMAL HOSPITAL | 3258 | 1 SPACE PER 20 m ² | 1.63 |
| UNIT 4 | SERVICE ONTARIO | 54415 | 1 SPACE PER 10 m ² | 5.45 |
| UNIT 5,6,7 | BANQUET HALL | 114204 | 1 SPACE PER 8 m ² | 27.16 |
| UNIT 8 | SPA & WELLNESS | 64695 | 1 SPACE PER 10 m ² | 26.74 |
| UNIT 9 | BODY BUILDING GYM | 59161 | 1 SPACE PER 22 m ² | 26.44 |
| CURRENT TOTAL REQUIRED | | | | 114 |

BUILDING CLASSIFICATION GROUP: 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

ALL TENT STOPS BE IN AREA FROM PROPERTY LINE AND FOR OTHER TENTS
BE IN 100' FROM LOADING

BASE ON 100 PEOPLE LOADING 14 TEMPORARY PORTABLE TOILETS
NEED TO BE ON HAND

CONFIRM MAX DISTANCE THAT THE NEW HYDRO LINE
CAN BE CONSTRUCTED FROM ABOVE HYDRO LINE
WITH EXISTING HYDRO LINE 4.14' OR 6' IF
NECESSARY CUE SHOULD BE FOLLOWED
AS PER MANUFACTURE OF TIRE SUPPLIER

THESE DRAWINGS ARE LAYOUT REFERENCE
LEARNED:

| | |
|--------|-------------------|
| 000.00 | BOTHY'S GRACES |
| 000.00 | PROPOSED GRACES |
| | PORTABLE SANITARY |

STAMP

BATTAGLIA ARCHITECT INC
1500 Midland Ave., Unit 14 Burnough, Ont. M7W 2L2 416 587-0648


CLIENT/TERMINANT



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

| | | |
|------------------|------|-------------------------------|
| | | |
| | | |
| | | |
| | | |
| (5) | | |
| (4) | | CITY COMMENTS |
| (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 |

DRAWING TITLE

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

a

b

c

d

e

K3

M3

A-2022-0205

