

APPLICATION # A-2023-0172
WARD #3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **THE SACCO GROUP 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 as Lot 1, Plan BR-2 municipally known as **3 CHAPEL STREET**, Brampton;

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

1. To permit a place of amusement (commercial golf simulator) whereas the by-law does not permit the proposed use.

OTHER PLANNING APPLICATIONS:

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, June 20, 2023 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, the Minister, a specified person or a public body.

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 8th Day of June, 2023.

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

Queen St E

QUEET STREET E.

macaronz
EXISTING BUILDING

#47 QUEEN STREET EAST BLDG 1

#2 CHAPEL STREET BLDG 2

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

ASPHALT SHARED PARKING LOT

EXISTING PORCH

ASPHALT SHARED PARKING LOT

CHAPEL STREET

EXISTING BUILDINGS

EXISTING BUILDING

EXISTING BUILDING

APPLICANT	GRADIANT GROUP	
PROJECT	INTERIOR RENOVATION	
ADDRESS	3 CHAPEL ST. BRAMPTON, ON, L6Y 1L9	
DWG TITLE	SITE PLAN	
REVISION		
DATE	MAY 2023	A102
SCALE	1 : 250	
PROJECT NO	3CB-23	
	DRAWING NO	

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 **June 20, 2023** 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, June 15, 2023.**

- 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, June 15, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, June 15, 2023.**
- 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 **4:30 pm Thursday, June 15, 2023.** 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 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)** The Sacco Group Ltd.
Address 15 Simcoe St S, Oshawa, ON, L1H4G1

Phone # 905-435-4666 **Fax #** _____
Email stefan@thesaccogroupltd.com

2. **Name of Agent** Gradiant Developments Inc.
Address 6 Hammock Terrace Brampton, Ontario Canada L6P 2H9

Phone # (647) 705-4807 **Fax #** _____
Email gradiantgroup@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
To open a commercial golf simulator business on the 2nd level of subject property.

4. **Why is it not possible to comply with the provisions of the by-law?**
The permitted use is not listed as such under permitted use of Downtown Commercial DC-Section 3154 and Downtown Commercial DC zoning.

5. **Legal Description of the subject land:**
Lot Number PLAN BR 2 PT LOTS 3 AND 6 PLAN BR 22 PT LOTS 1 AND 2 RP 43R16750 PT PART 1
Plan Number/Concession Number _____
Municipal Address 3 CHAPEL ST BRAMPTON ON L6W2G9

6. **Dimension of subject land (in metric units)**
Frontage 21.9456 M (72ft)
Depth 18.2880 M (60ft)
Area 404.6856 SQM (4,356 SqFt, 0.1 Acre)

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.)

Existing building with 2 floors. Upper floor is the subject with approx. 4,356 sqft area. Shared parking with 13 parking spots

PROPOSED BUILDINGS/STRUCTURES on the subject land:

On the outside no changes, inside would be a full renovation to make it professional commercial golf simulator business.

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 0.00 ft
Rear yard setback 0.00 ft
Side yard setback 8.00 ft
Side yard setback 5.75 ft

PROPOSED

Front yard setback Existing structure to be maintained - No new Development proposed
Rear yard setback
Side yard setback
Side yard setback

10. Date of Acquisition of subject land: 1989

11. Existing uses of subject property: R1B

12. Proposed uses of subject property: "Amusement arcade" or "Place of amusement" (golf simulator)

13. Existing uses of abutting properties: General Commercial

14. Date of construction of all buildings & structures on subject land: 1850

15. Length of time the existing uses of the subject property have been continued: 1955

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 _____

Jpsim

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 24 DAY OF May, 20 23.

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, JASPREET GILL, 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 24th DAY OF May, 2023

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

Jpsim

Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

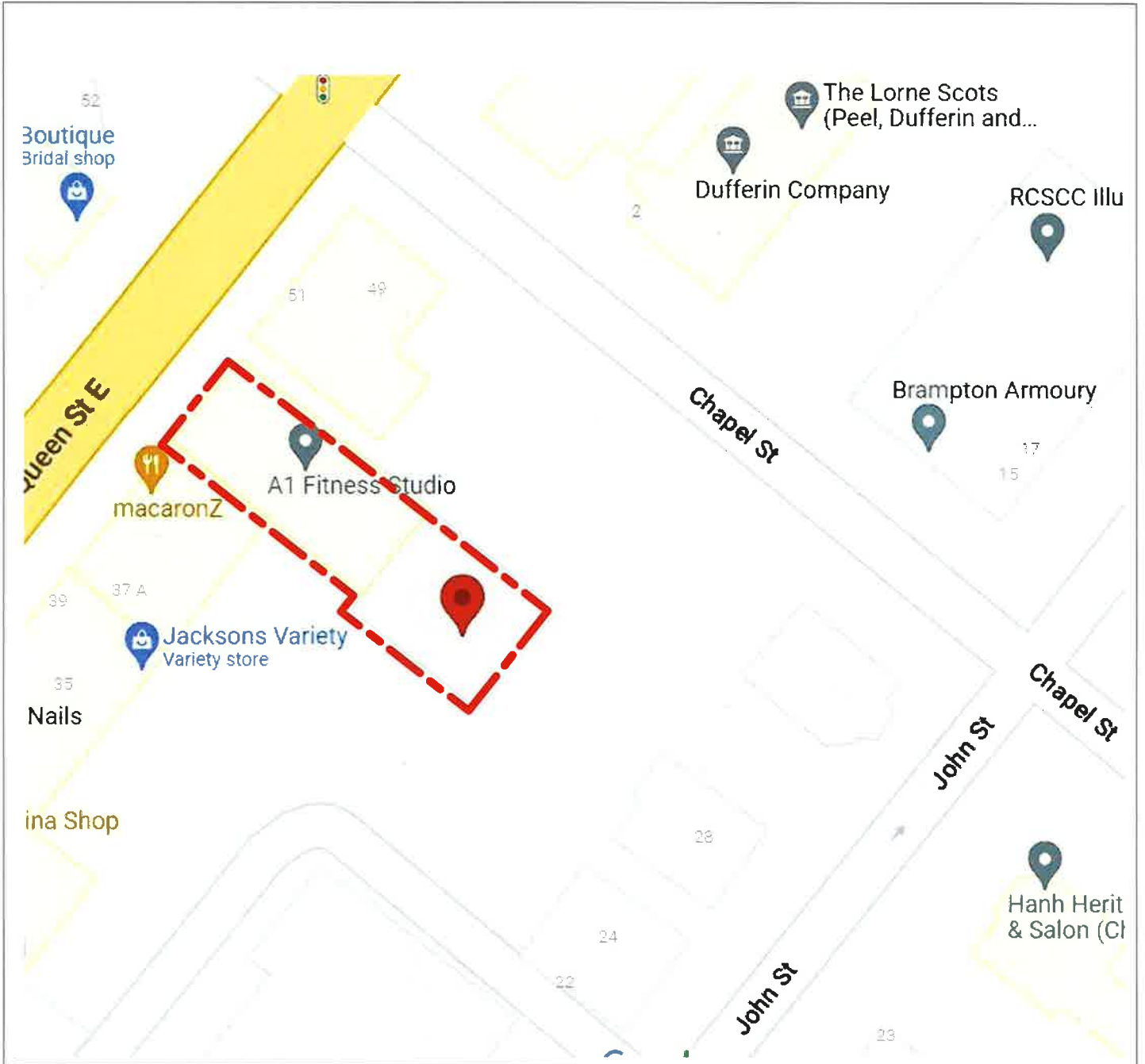
Present Zoning By-law Classification: DC1 & DC1-3154

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

L Barbuto
Zoning Officer

May 23, 2023
Date

DATE RECEIVED MAY 24, 2023



PROPOSED INTERIOR RENOVATION

3 CHAPEL STREET BRAMPTON, ON





















ARCHITECTURAL DRAWINGS

MAY 2023

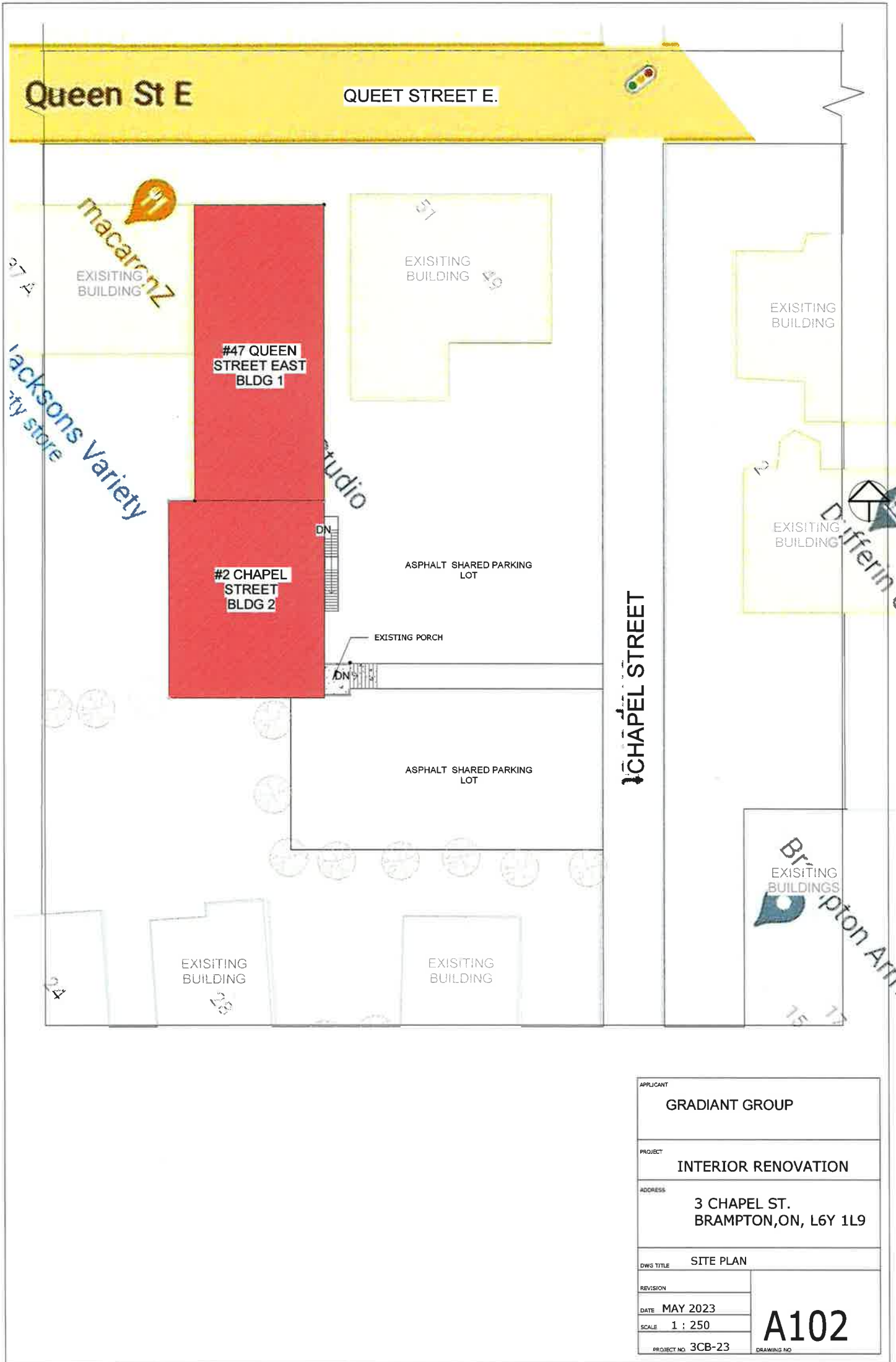
SHEET LIST	
Sheet Number	Sheet Name
A101	NOTES
A102	SITE PLAN
A103	FLOOR PLAN- EXISTING
A104	FLOOR PLAN- PROPOSED

PROPOSED INTERIOR RENOVATION

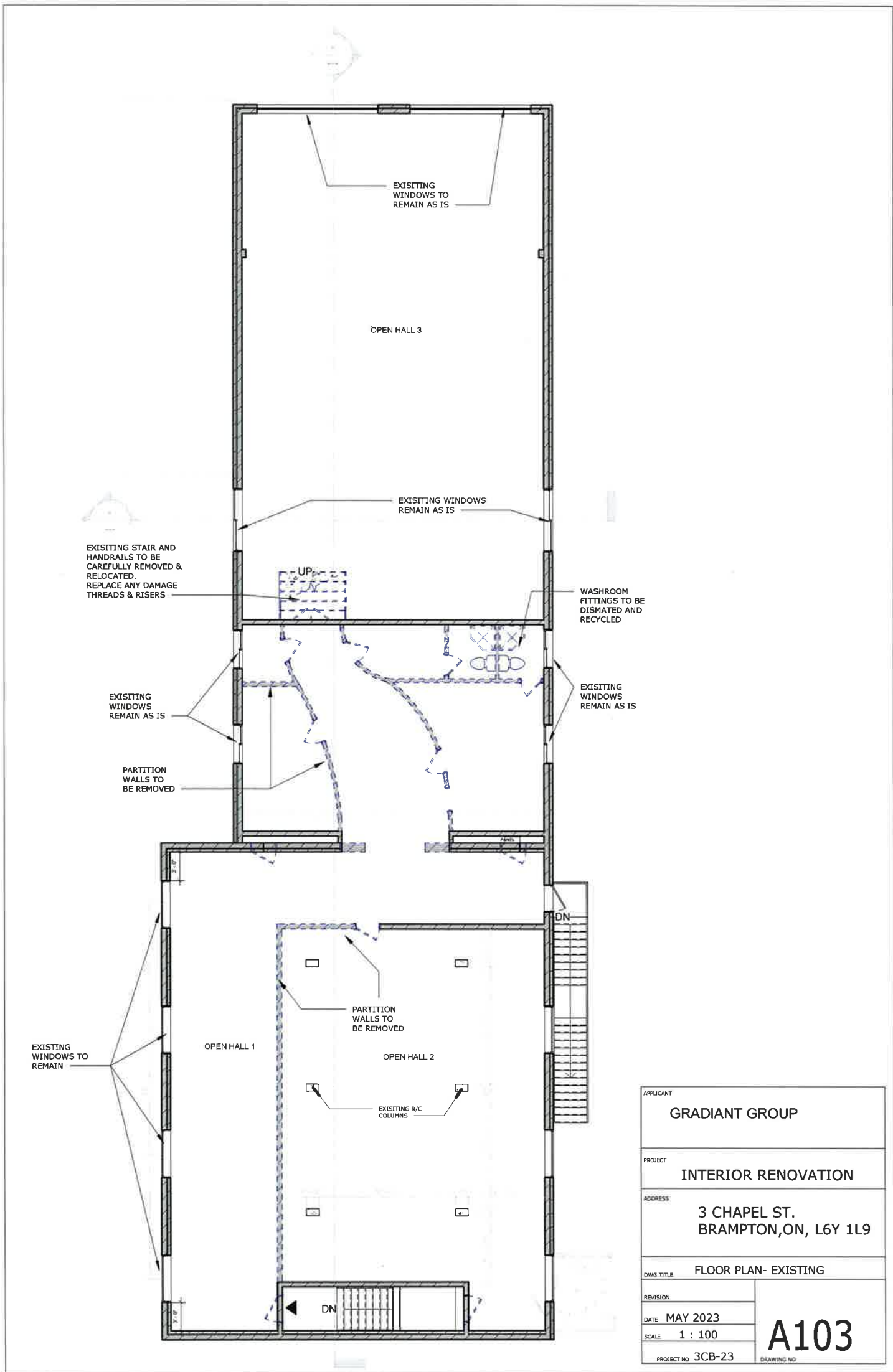
3 CHAPEL STREET BRAMPTON, ON

GENERAL LEGEND	GENERAL NOTES
 ENSURE 15MIN. F.R.R. AROUND ALL STRUCTURAL BEAMS & COLUMNS	<ul style="list-style-type: none"> ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, O.REG. 332/12; AND ANY CONSTRUCTION CHANGES MADE THAT ARE NOT A PART OF THE ISSUED REVIEWED PERMIT DRAWINGS WILL REQUIRE AN ADDITIONAL REVISION PERMIT. EXCEPT FOR PERMITTED OPENINGS SUCH AS TIGHTLY FITTER ELECTRICAL OUTLET BOXES, CERTAIN DUCT; FIRE SEPARATION SHALL BE CONTINUOUS TO ANOTHER FIRE SEPARATION, EXTERIOR WALL OR ROOF. DOORS IN A FIRE SEPARATION MUST BE 20 MINUTE RATED OR BE 45mm SOLID CORE WOOD DOORS WITH A SELF CLOSING DEVICE. UNRATED WOOD DOOR FRAMES MUST BE A MINIMUM OF 38mm THICK. DOOR FRAME INSTALLATION MUST BE SMOKE TIGHT. SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING AND IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS". SMOKE SHALL INCLUDE A VISUAL SIGNALING COMPONENT AND BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH THE REVIEWED DRAWINGS. SMOKE ALARMS SHALL HAVE BATTERY BACKUP POWER CAPABLE OF LASTING FOR 7 DAYS WHILE IN THE NORMAL CONDITION, FOLLOWED BY 4M MINUTES OF ALARM SIGNALING BATTERY POWERED EMERGENCY LIGHTING UNITS CONFORMING TO CSA C22.2 No. 14, 'EMERGENCY LIGHTING EQUIPMENT' SHALL BE PROVIDED IN ALL COMMON MEANS OF ESCAPE. PROVIDE CARBON MONOXIDE ALARMS CONFORMING TO CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" ADJACENT TO EACH SLEEPING AREA WITHIN EACH DWELLING UNIT. CARBON MONOXIDE ALARMS MAY BE HARDWIRED BATTERY OPERATED OR THE TYPE THAT CAN BE PLUGGED INTO AN ELECTRICAL OUTLET. ELECTRICAL WORK MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY.
 MAINTAIN CONTINUITY ON BOTH SIDE OF WALLS	
 MINIMUM 15MIN. HORIZONTAL FIRE SEPARATION W/ 1/2" DRYWALL	
 MINIMUM CEILING HEIGHT OF 7' THROUGHOUT EXCEPT UNDER BEAMS & DUCTS- 6'5" AS PER OBC TABLE 9.5.3.1	
 UNDERSIDE THE CEILING TO BE 30MIN. FIRE RATED (2) LAYERS OF 5/8" TYPE X GYPSUM BOARD	
 20 MIN. FIRE RATED DOOR W/SELF CLOSING DEVICE	
 DUPLEX RECEPTACLE OUTLET	
 GROUND FAULT CURRENT INTERRUPTER RECEPTACLE OUTLET	
 RANGE RECEPTACLE OUTLET	
 LIGHT SWITCH	
 THREE WAY SWITCH AT THE TOP AND BOTTOM OF STAIR	
 LIGHT FIXTURE	
 EXHAUST FAN	
 AIR REGISTER COMPLIANCE WITH OBC DIV B 9.33.3.1(1)	
 RETURN AIR GRILL IN LOW WALL	
 SMOKE ALARM	
 CARBON MONOXIDE DETECTOR	
 SPRINKLER	
 EMERGENCY LIGHTING	
 DUCT TYPE SMOKE DETECTOR	

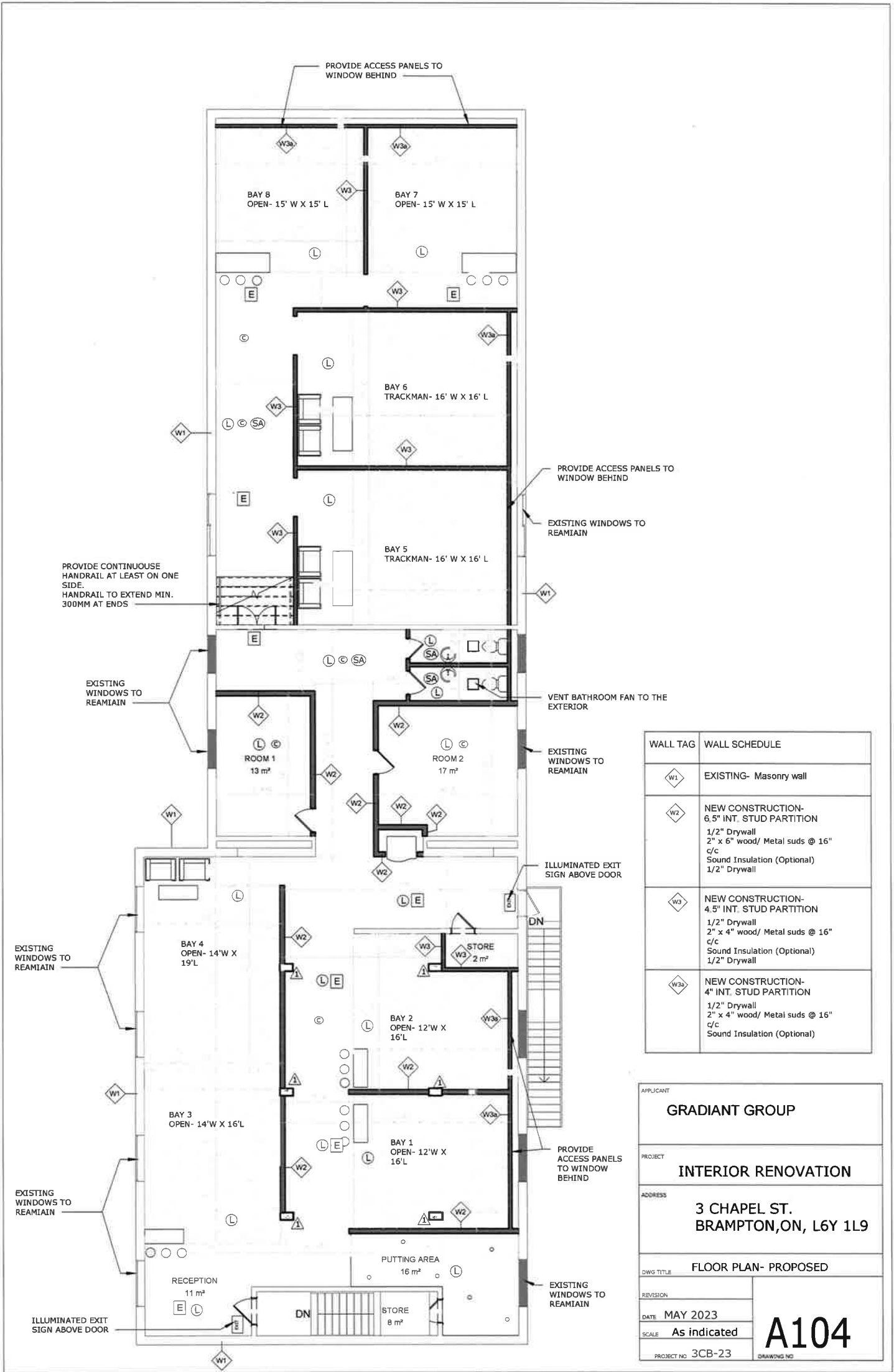
APPLICANT	
GRADIANT GROUP	
PROJECT	
INTERIOR RENOVATION	
ADDRESS	
3 CHAPEL ST. BRAMPTON, ON, L6Y 1L9	
DWG TITLE	
NOTES	
REVISION	<h1>A101</h1>
DATE	
SCALE	
PROJECT NO.	
3CB-23	DRAWING NO.



APPLICANT	GRADIANT GROUP	
PROJECT	INTERIOR RENOVATION	
ADDRESS	3 CHAPEL ST. BRAMPTON, ON, L6Y 1L9	
DWG TITLE	SITE PLAN	
REVISION		
DATE	MAY 2023	
SCALE	1 : 250	
PROJECT NO.	3CB-23	A102 DRAWING NO
DRAWING NO		



APPLICANT	GRADIANT GROUP	
PROJECT	INTERIOR RENOVATION	
ADDRESS	3 CHAPEL ST. BRAMPTON, ON, L6Y 1L9	
DWG TITLE	FLOOR PLAN- EXISTING	
REVISION		
DATE	MAY 2023	
SCALE	1 : 100	
PROJECT NO	3CB-23	A103 DRAWING NO



WALL TAG	WALL SCHEDULE
W1	EXISTING- Masonry wall
W2	NEW CONSTRUCTION- 6.5" INT. STUD PARTITION 1/2" Drywall 2" x 6" wood/ Metal studs @ 16" c/c Sound Insulation (Optional) 1/2" Drywall
W3	NEW CONSTRUCTION- 4.5" INT. STUD PARTITION 1/2" Drywall 2" x 4" wood/ Metal studs @ 16" c/c Sound Insulation (Optional) 1/2" Drywall
W3a	NEW CONSTRUCTION- 4" INT. STUD PARTITION 1/2" Drywall 2" x 4" wood/ Metal studs @ 16" c/c Sound Insulation (Optional)

APPLICANT	
GRADIANT GROUP	
PROJECT	
INTERIOR RENOVATION	
ADDRESS	
3 CHAPEL ST. BRAMPTON, ON, L6Y 1L9	
DWG TITLE	
FLOOR PLAN- PROPOSED	
REVISION	A104
DATE	
SCALE	
PROJECT NO	
3CB-23	DRAWING NO

PLAN OF SURVEY SHOWING
PART OF LOTS 3 AND 6
 BEING ON A PLAN OF LOT 5, CONCESSION 1, EAST OF HURONTARIO STREET
 IN THE TOWNSHIP OF CHINGUACOUSY
 REFERRED TO AS **PLAN BR-2**
PART OF LOTS 1 AND 2
 BEING ON A PLAN OF LOT 5, CONCESSION 1, EAST OF HURONTARIO STREET
 IN THE TOWNSHIP OF CHINGUACOUSY
 REFERRED TO AS **PLAN BR-22**
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1" = 10'
DONALD P. McLEAN
 ONTARIO LAND SURVEYOR
 1989

I REQUIRE THIS PLAN TO BE REGISTERED UNDER THE REGISTRY ACT

PLAN 43R-16750
 RECEIVED AND DEPOSITED

DATE: APRIL 7, 1989
 DATE: APRIL 12, 1989

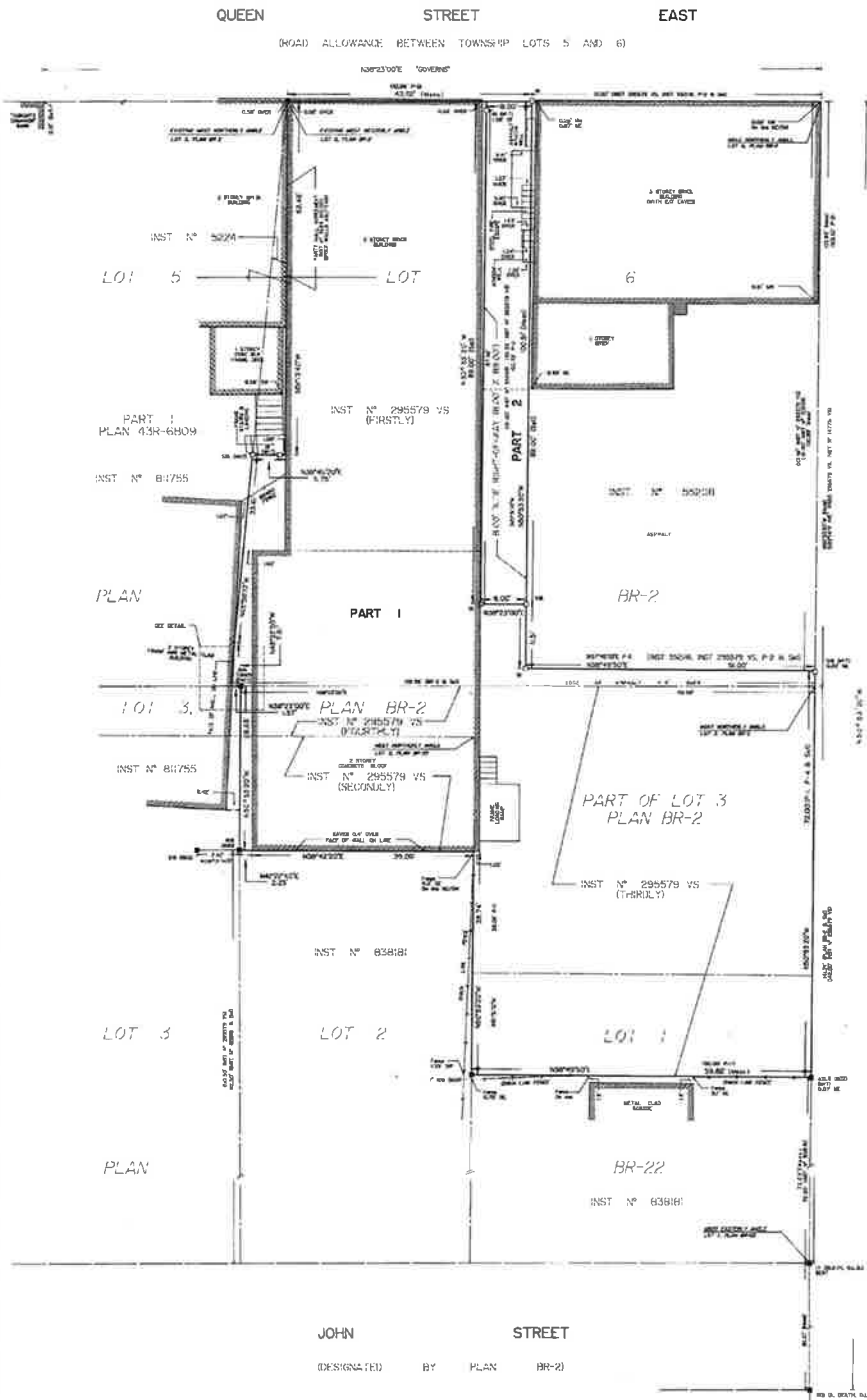
Donald P. McLean
 ONTARIO LAND SURVEYOR

Robert Johnson
 LAND REGISTRAR FOR THE
 REGISTRY DIVISION OF PEEL, OF C.O.

LINE	LOT	PLAN	INSTRUMENT	AREA
1	PTS AND 6 PTS AND 7	PLAN BR-2 PLAN BR-22	295579 VS 639181	42.26 SQ FT 72.50 SQ FT
2	8	PLAN BR-2	295579 VS	72.50 SQ FT

SCHEDULE

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.



STREET
 CHAPEL STREET
 DESIGNATED BY PLAN BR-21

BEARING REFERENCE
 BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE SOUTH-CENTRAL LIMIT OF QUEEN STREET EAST, AS SHOWN ON PLAN 43R-6809, HAVING A BEARING OF N82°23'10"E.

- LEGEND**
- 1. ■ DENOTES SURVEY MARKERS FOUND
 - 2. □ DENOTES SURVEY MARKERS FOUND
 - 3. S/R DENOTES STANDARD IRON ROD 4" SQUARE & 4' LONG
 - 4. S/R DENOTES IRON ROD 2" SQUARE & 2' LONG
 - 5. S/R DENOTES IRON ROD 2" SQUARE & 2' LONG
 - 6. ○ DENOTES IRON PILE
 - 7. WET DENOTES WET PILE
 - 8. S/S DENOTES IRON PILE, O.L.S.
 - 9. S/S DENOTES A. DEATH, O.L.S.
 - 10. S/S DENOTES IRON BAR, IRON ROD & BRASS, O.L.S.
 - 11. P-1 DENOTES PLAN OF SURVEY BY A. DEATH, O.L.S. DATED 1871, O.L.S.
 - 12. P-2 DENOTES PLAN 43R-4809
 - 13. P-3 DENOTES PLAN OF SURVEY BY O.S. GOOD, O.L.S. DATED MARCH 2, 1887
 - 14. P-4 DENOTES PLAN OF SURVEY BY HENRY H. TITCO, O.L.S. DATED SEPTEMBER 24, 1878

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER

2) THIS SURVEY WAS COMPLETED ON THE 7th DAY OF APRIL, 1989.

BRAMPTON, ONTARIO
 APRIL 7, 1989

Donald P. McLean
 DONALD P. McLEAN
 ONTARIO LAND SURVEYOR

MADE FOR
 MRS. HARRIET L. BEATTY
 1100 FINE STREET
 BRAMPTON, ONTARIO
 L7Y 1W5

DONALD P. McLEAN
 ONTARIO LAND SURVEYOR
 15 ELCOMB AVENUE
 BRAMPTON, ONTARIO
 L6Y 8S8 PHONE 43-0460

88-649

a
b
c
d
e

F4

H4

G4

G3

G5

