

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0276
Property Address: 2548 EMBLETON ROAD
Legal Description: PART OF LOT 6, CONC 6 W.H.S2548 EMBLETON ROAD
Agent: GAGNON WALKER DOMES LTD.
ANTHONY SIRIANNI
Owner(s): 2778830 ONTARIO LTD.,
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, OCTOBER 3, 2023, at 9:00 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 BYLAW DOES NOT PERMIT A BANQUET HALL.
2. TO PERMIT LANDSCAPING AND BUILDINGS NOT AS PER SCHEDULE C, WHEREAS THE BYLAW 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, and must be received no later than **12:00 pm on Friday, September 29, 2023**
- 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 Friday, September 29, 2023**, 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.

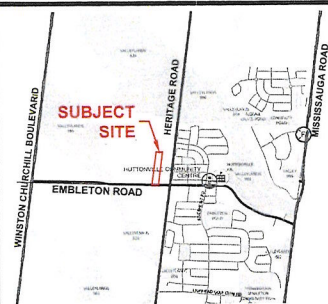
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 20th day of September 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



KEYMAP  SUBJECT SITE N.T.S.

STATISTICS OVERVIEW

TOTAL SITE AREA: 1.99 ha (4.92 ac)

EXISTING BUILDINGS

- EXISTING BUILDINGS**
- | | |
|--------------------------------|---|
| • 1 STOREY DWELLING: | 135m ² (1,453ft ²) |
| • 1 STOREY BANQUET HALL: | 595m ² (6,404ft ²) |
| • 1 STOREY STORAGE SHED: | 42m ² (452ft ²) |
| • 1 STOREY COVERED TENT: | 75m ² (800ft ²) |
| TOTAL GROSS FLOOR AREA: | 874m² (9,117ft²) |

PARKING REQUIRED:

RESIDENTIAL DWELLING: 2 SPACES

(2 spaces per dwelling)

BANQUET HALL: 69 SPACES

(1 space per 8m²)

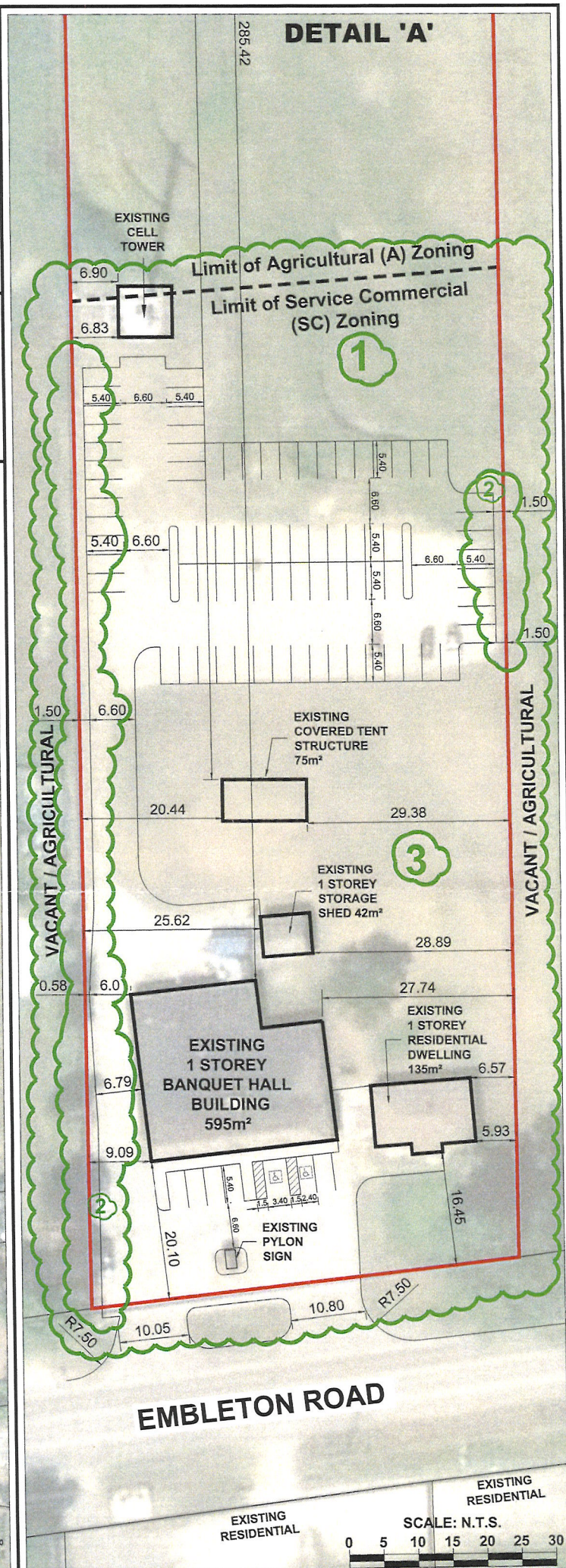
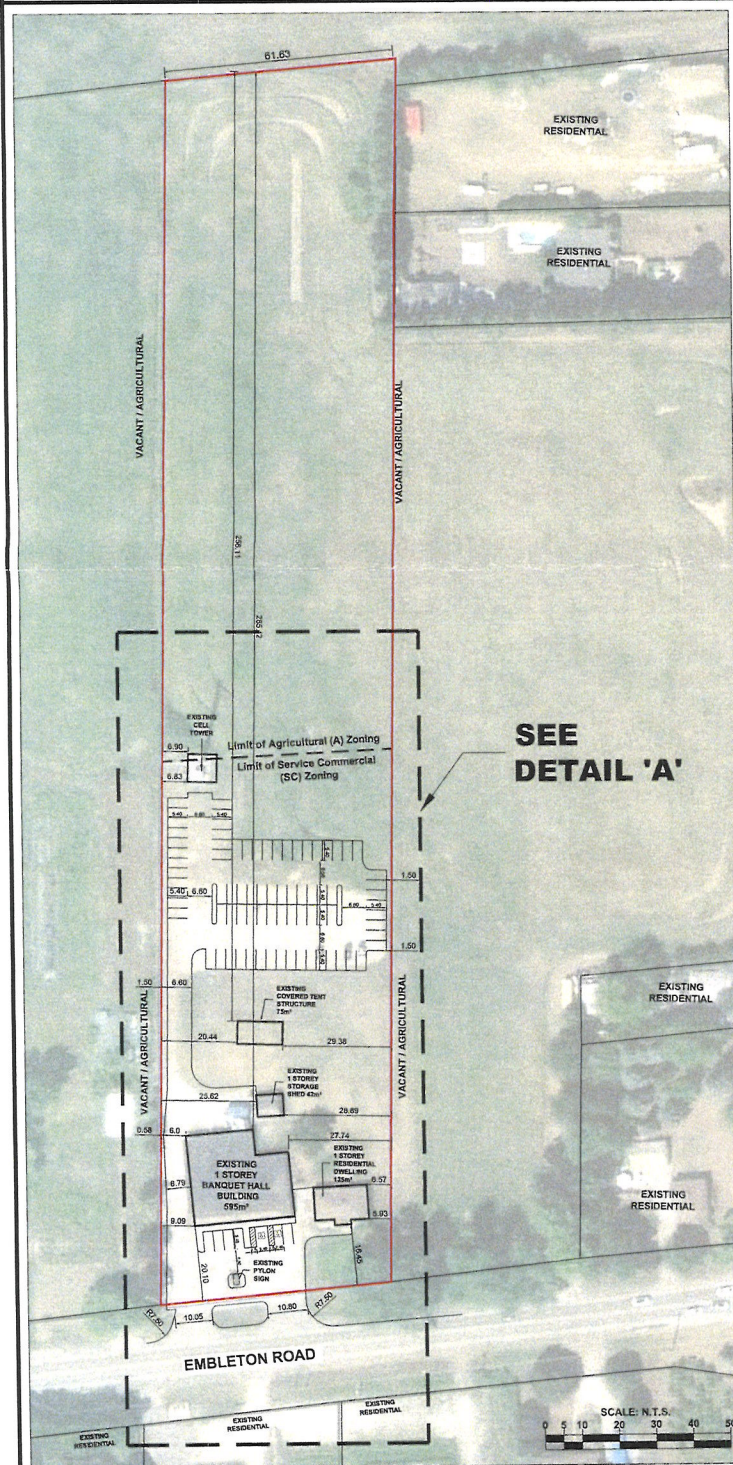
RETAIL: 2 SPACES

(1 space per 23m²)

TOTAL PARKING REQUIRED: 73 SPACES

MINOR VARIANCES



1. To permit a Banquet facilities use whereas the By-law does not permit the use.
2. To permit a minimum Landscaped open space of 0.5m whereas the By-law requires a minimum of 5.0m.
3. To amend Schedule C-596 to reflect the existing buildings and the existing / proposed parking area illustrated on the sketch accompanying this application.



MINOR VARIANCE PLAN
2778830 ONTARIO LTD.

2548 EMBLETON ROAD
CITY of BRAMPTON
REGION of PEEL

LEGEND

-  PROPERTY BOUNDARY
-  MINOR VARIANCES

P.N.: 20.2743.00

Date: September 1, 2023

Scale: N.T.S

Revised:

Drawn By: H.S.

File No.: PN 2743 Variance Plan



7685 Hurontario Street
Suite 501
Brampton, Ontario
L6W 0B4
p: (905) 796-5790
tf: 1 (855) 771-7266
w: www.qwdplanners.com



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

September 5, 2023

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”).

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 September 5, 2023; and
- One (1) copy of the Minor Variance Plan, prepared by GWD dated September 1, 2023.

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

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



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 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)), as well as an outdoor tent space measuring 75 square metres (as illustrated on the concept plan sketch included with this application). 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, and exceeds, the required parking in keeping with the parking standards of Zoning By-Law 270-2004.

The proposed Committee of Adjustment Minor Variance Application has been analyzed in the context of the governing planning documents. The following represents a summary of the highlights of the Planning Analysis.

TAB 2 includes the proposed Minor Variance Plan prepared by Gagnon Walker Domes Ltd. dated September 1, 2023.

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.

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.

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.

In this regard, we are of the opinion that the proposed variances are considered desirable and appropriate for the development of the land.

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.

In this regard, we are of the opinion that the proposed variances are considered minor in nature and should be supported.

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.



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 # 416-887-6481 **Fax #** N/A
Email kgill59@gmail.com

2. **Name of Agent** Gagnon Walker Domes Ltd. (Andrew Walker / Anthony Sirianni)
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 permit a minimum Landscaped Open Space of 0.5m;
3. To amend 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. The By-Law requires a minimum Landscaped Open Space of 5.0 metres
3. Schedule C does not reflect existing layout

5. **Legal Description of the subject land:**
Lot Number Part 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 1.99 hectares (4.92 acres)

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.)

A single detached residential dwelling, a retail/commercial building, an accessory storage structure, and an accessory tent

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	20.10 m
Rear yard setback	256.11
Side yard setback	6.58 m
Side yard setback	5.93

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 ☒ 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 _____


Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 5th DAY OF September, 2023.

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, Anthony Sirianni, OF THE Town _____ OF Halton Hills _____

IN THE Region _____ OF Halton _____ 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 05 DAY OF

September, 2023



A Commissioner etc.


Signature of Applicant or Authorized Agent

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires June 20, 2025. *MO*

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 _____

Zoning Non-compliance Checklist

File No.
A-2022-

Applicant: 2778830 Ontario Ltd.
Address: 2548 Embleton Road
Zoning: Service Commercial 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.	
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
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.	
FENCE HEIGHT	.		

Rose Bruno
Reviewed by Zoning

__September 6, 2023_____
Date