

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-2023-0276
Property Address: 2548 Embleton Road
Legal Description: Con 6 WHS Pt Lot 6, Ward 6
Agent: Gagnon Walker Domes Ltd., Andrew Walker/Anthony Sirianni
Owner(s): 2778830 Ontario Limited,
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, December 19, 2023 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, whereas the By-law does not permit the use; and
2. To vary Schedule 'C', Section 596 of the by-law to permit the location of the buildings, landscaping and parking area as per the site plan attached to the public notice, whereas the by-law requires that all buildings, landscaping and parking be located in accordance with Schedule 'C- Section 596.

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 **4:00 pm on Thursday, December 14, 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 **4:00 pm on Thursday, December 14, 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.

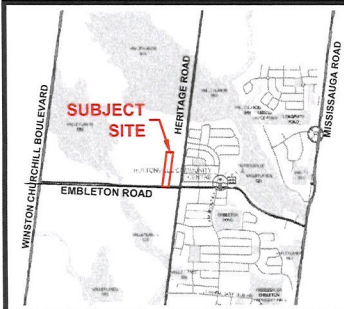
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 6th day of December 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

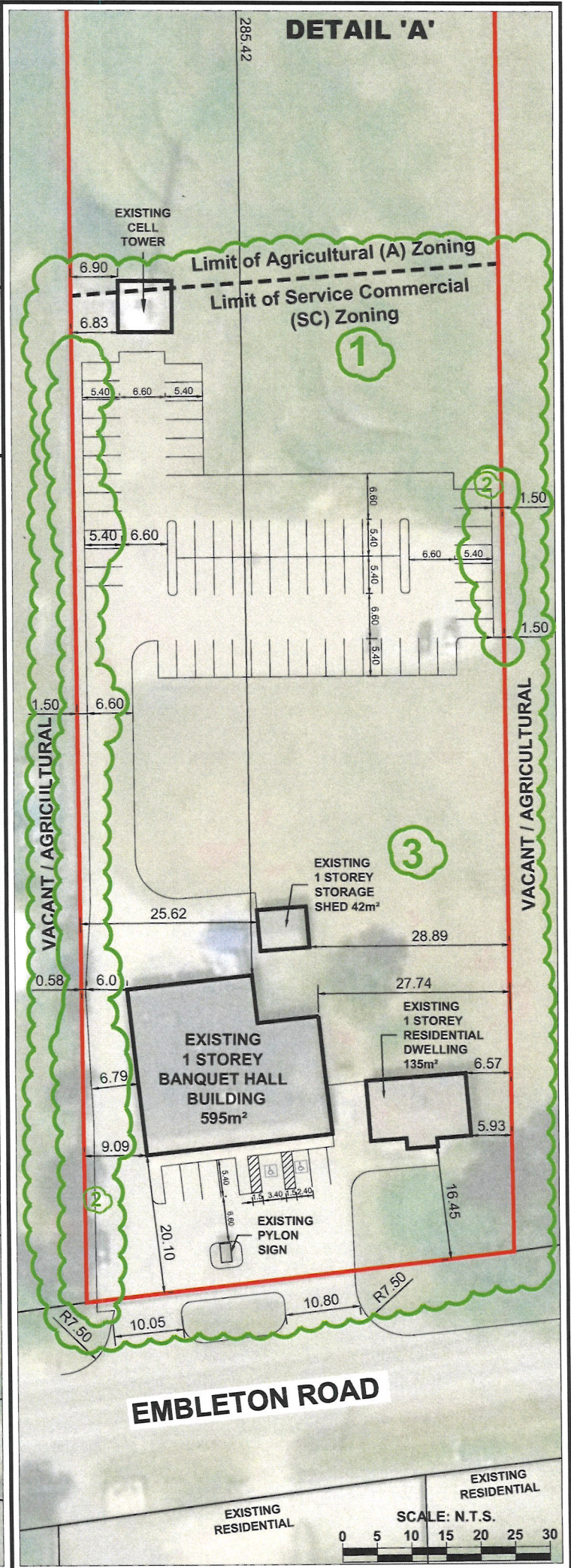
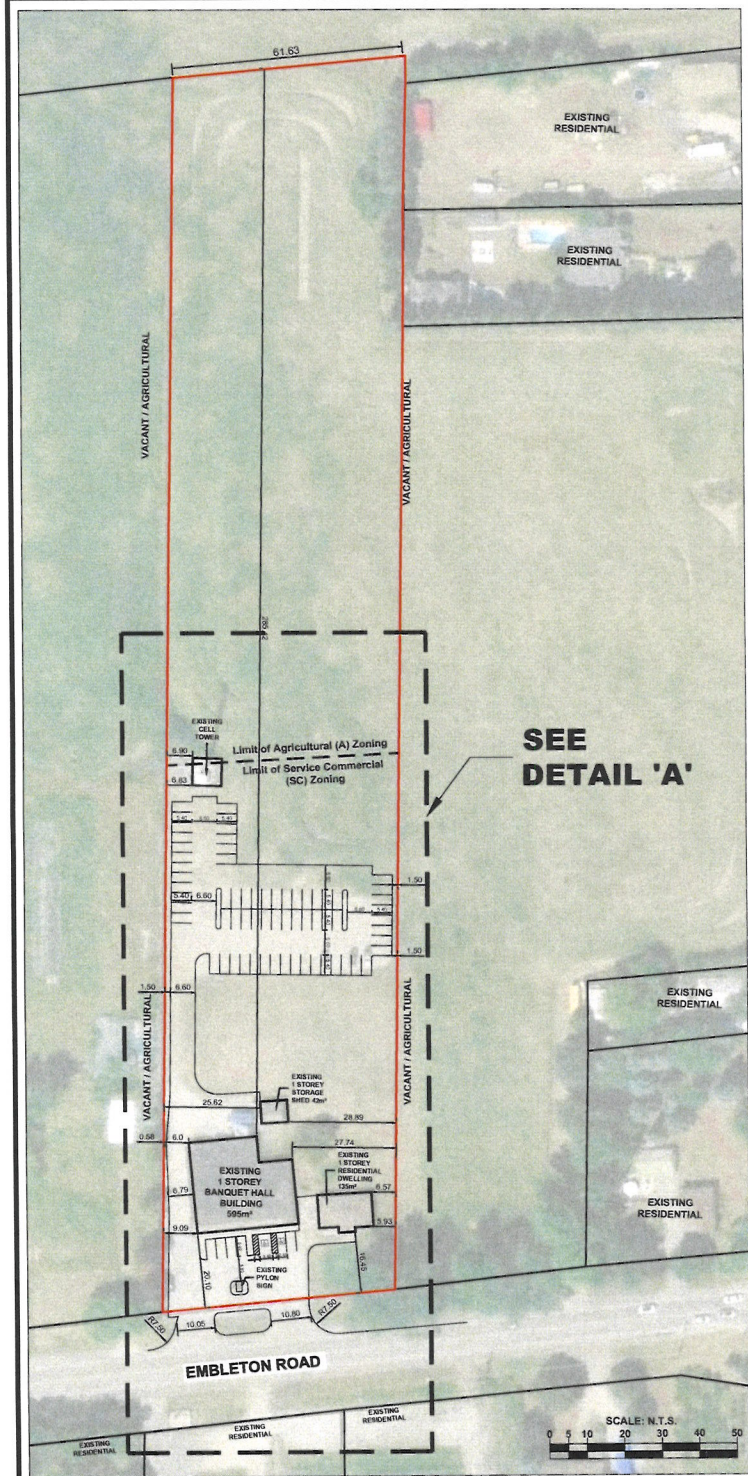


KEYMAP **SUBJECT SITE** N.T.S.

STATISTICS OVERVIEW	
TOTAL SITE AREA:	1.99 ha (4.92 ac)
EXISTING BUILDINGS	
• 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)
• TOTAL GROSS FLOOR AREA:	772m² (8,309ft²)
PARKING REQUIRED:	
RESIDENTIAL DWELLING:	2 SPACES (2 spaces per dwelling)
BANQUET HALL:	69 SPACES (1 space per 8m ²)
RETAIL:	2 SPACES (1 space per 23m ²)
TOTAL PARKING REQUIRED:	73 SPACES
TOTAL PARKING PROVIDED:	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: November 2, 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) 799-5790
f: 1 (855) 771-7265
w: www.gwdplanners.com