

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-2025-0009
Property Address: 10254 Hurontario Street
Legal Description: Chinguacousy CON 1, WHS Part Lot 12, RP 43R38924 Parts 13 to 24, Ward 2
Agent: AREA, Architects Rasch Eckler Associates Ltd.
c/o David Eckler
Owner(s): 10254 Hurontario Street Holdings Inc.,
c/o Rubal Kundra, Gurpreet Brar
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, January 28, 2025, 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 day nursery, whereas the by-law does not permit the use; and
2. To permit a private school, whereas the by-law does not permit the use.

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, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, January 23, 2025**.
- 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 Thursday, January 23, 2025**, 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.

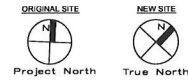
Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public 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 17th day of January 2025

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

KEEPING TILE FOUNDATION DRAINAGE SYSTEM RELATED TO THE HISTORICAL HOUSE RELOCATED SHALL OUTLET TO GRADE VIA SUMP PUMP AND DISCHARGE TO A SPLASH PAD TO DISBURSE DRAINAGE TO SITE SURFACE



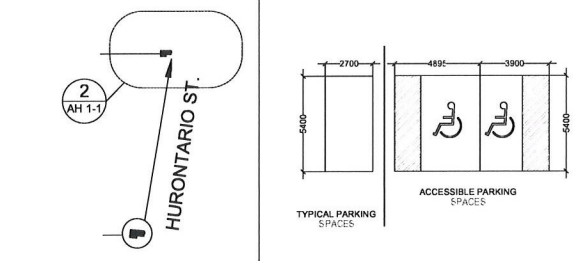
LEGEND

- PROPERTY LINE
- RESERVE & EASEMENT LINES
- NEW CONCRETE CURBS c/w SAW CUTS AND EXPANSION JOINTS
- RAISED ISLAND c/w CONCRETE PAVING AND CONCRETE CURBS
- PAINTED MEDIAN STRIPS/ISLANDS
- NEW CONCRETE SIDEWALK MONOLITHIC
- LANDSCAPE AREA
- SOD AREA
- PAINTED TRAFFIC LINES (REFER TO SITE DETAILS)
- PROPOSED BUILDING ENTRY
- PROPOSED BUILDING EXIT
- FIRE HYDRANT
- BICYCLE ROCK

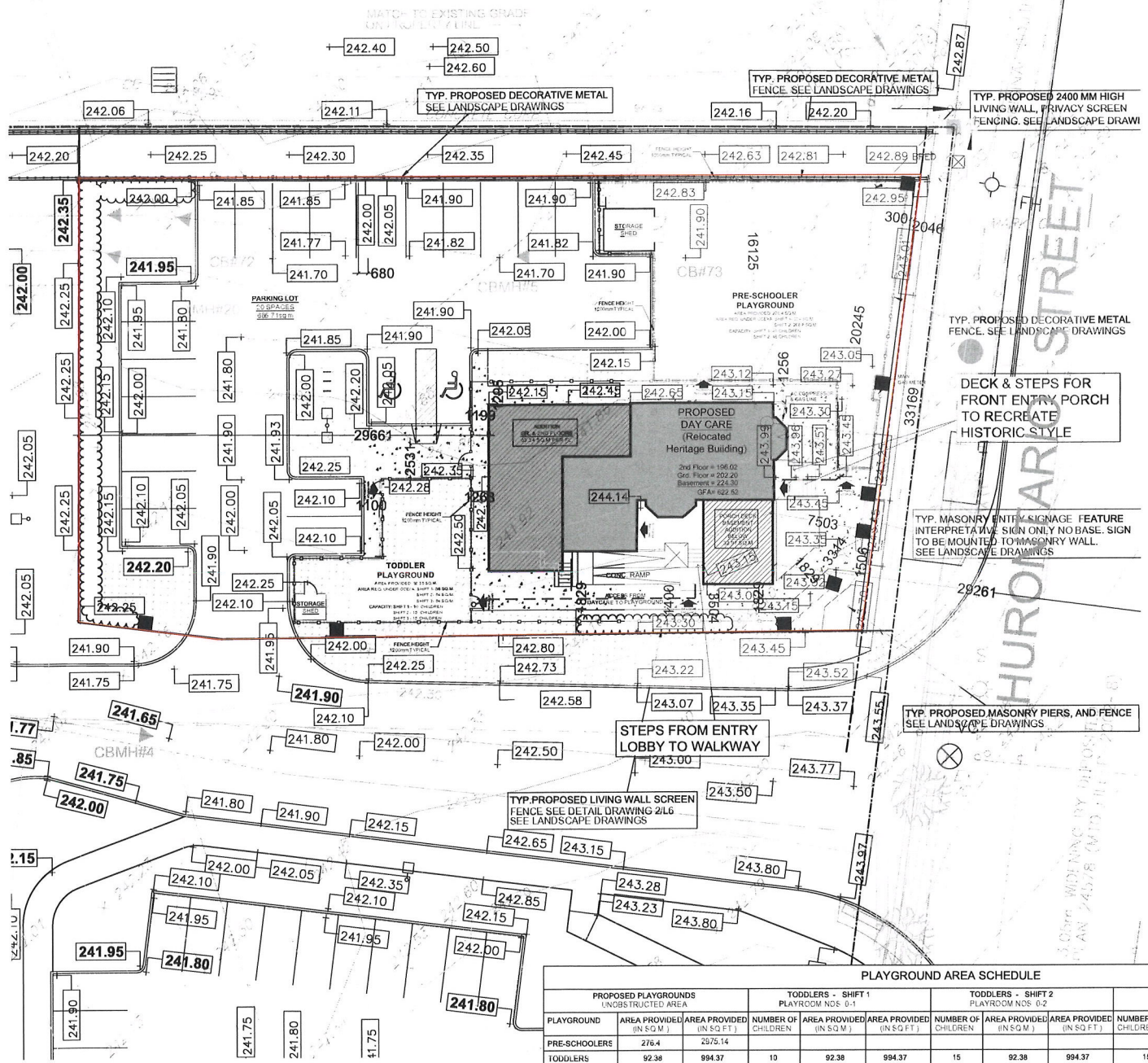
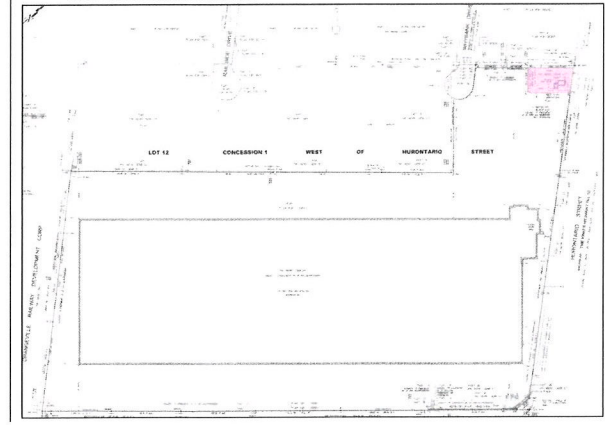
SITE STATISTICS AND ZONING REQUIREMENTS

PROPOSED USE: DAYCARE, PRIVATE SCHOOL
ZONING: SC-3652

LOT AREA	1,938 sq.m. (20,861 sq.ft.)
LOT FRONTOAGE	33.2 m
LOT DEPTH	62.4 m
PROPOSED BUILDING GROSS FLOOR AREA (GFA)	622.82 sq.m. (6,700.75 sq.ft.)
LOT COVERAGE	10.43% (202.20 sq.m.)
LANDSCAPED OPEN SPACE - FRONT YARD	94.4% (234.28 sq.m.)
LANDSCAPED OPEN SPACE - EXTERIOR SIDE YARD	83.1% (153.27 sq.m.)
BUILDING HEIGHT (EST.)	5.41 m
REGULAR PARKING	12,700 x 5,400 = 16
ACCESSIBLE PARKING	0.500 x 5,500 = 2
TOTAL SPACES PROVIDED	20
MINIMUM DRIVEWAY WIDTH	6.0m
LOADING SPACES PROVIDED	N/A



NOTE OF SURVEY:
INFORMATION FOR THIS SITE PLAN DRAWING WAS TAKEN FROM SURVEY PLAN PREPARED BY NANFARA & NG SURVEYORS INC. COMPLETED OCTOBER 19, 2021



PLAYGROUND AREA SCHEDULE

PLAYGROUND	PROPOSED PLAYGROUNDS (UNOBTAINED AREA)		TODDLERS - SHIFT 1 (PLAYROOM NOS. 0-1)		TODDLERS - SHIFT 2 (PLAYROOM NOS. 0-2)		TODDLERS - SHIFT 3 (PLAYROOM NOS. 0-3)		PRE-SCHOOLERS - SHIFT 1 (PLAYROOMS NOS. 1-1 & 2-1)		PRE-SCHOOLERS - SHIFT 2 (PLAYROOMS NOS. 2-1 & 2-2)			
	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)		
PRE-SCHOOLERS	276.4	2975.14	10	92.38	994.37	15	92.38	994.37	15	92.38	994.37	48	276.9	2975.14
TODDLERS	92.38	994.37	10	92.38	994.37	15	92.38	994.37	15	92.38	994.37	48	276.9	2975.14
TOTAL	368.78	3969.51	10	92.38	994.37	15	92.38	994.37	15	92.38	994.37	48	276.9	2975.14

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE. THE ARCHITECT SHALL CHECK AND VERIFY ON THE JOB AND ANY CHANGES TO THE DRAWINGS MUST BE REFERENCED TO THE ARCHITECT BY E-MAIL AND SUFFICIENT WRITTEN CORRECTIONS MUST BE SUBMITTED TO THE ARCHITECT. THESE DRAWINGS MUST NOT BE SEALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE SOLE PROPERTY OF THE ARCHITECT AND MUST NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY ARCHITECT.

THE ELECTRONIC FILES FOR THIS PROJECT ARE ISSUED FOR REFERENCE ONLY AND MAY NOT BE ALTERED. ANY CHANGES TO THESE DRAWINGS MUST BE REFERENCED TO THE ARCHITECT BY E-MAIL AND SUFFICIENT WRITTEN CORRECTIONS MUST BE SUBMITTED TO THE ARCHITECT. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY ARCHITECT.

SIGNED: _____ DATE: _____

DATE	NO.	REVISIONS / ISSUES	BY
2024-11-20	25	ISSUED FOR CLIENT COMMENT	AA
2024-11-21	24	ISSUED FOR BPA	AA
2024-10-04	23	ISSUED FOR CoA	AA
2024-08-21	22	ISSUED FOR CLIENT COMMENT	HT
2024-04-02	21	ISSUED FOR CLIENT COMMENT	HT
2024-03-14	20	ISSUED FOR PRELIMINARY REVIEW	AA
2023-11-29	19	REVISED PER CLIENT COMMENTS	HT
2023-08-22	18	REVISED PER MINISTRY COMMENTS	HT
2023-04-26	17	ISSUED FOR CoA (PRELIMINARY)	HT
2023-04-26	16	RE-ISSUED TO CLIENT	HT
2023-04-24	15	ISSUED TO CLIENT	HT
2023-03-21	14	ISSUED FOR CoA	HT
2019-03-05	13	RE-ISSUED FOR BPA (8)	PL
2019-01-22	12	RE-ISSUED FOR BPA (8)	PL
2019-01-17	11	RE-ISSUED FOR BPA (7)	PL
2019-01-10	10	RE-ISSUED FOR BPA (6)	PL
2019-01-10	09	RE-ISSUED FOR BPA (8)	PL
2018-10-4	08	RE-ISSUED FOR BPA (6)	RU
2018-09-27	07	RE-ISSUED FOR BPA (8)	RU
2018-07-09	06	RE-ISSUED FOR BPA (2)	HT
2018-06-28	05	RE-ISSUED FOR BPA (1)	HT
2018-06-15	04	ISSUED FOR FOUNDATION PERMIT	HT
2018-06-13	03	ISSUED TO CONSULTANTS	HT
2018-05-15	02	ISSUED TO CLIENT/SPA	AZ
2018-05-03	01	ISSUED TO CLIENT	AZ
DATE	NO.	REVISIONS / ISSUES	BY

AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
FAX. (416) 696-1966



PROJECT TITLE
LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE

10254 Hurontario Street, Brampton, ON L7A 0E4

DRAWING TITLE
SITE PLAN OF RELOCATED
HERITAGE BUILDING - PHASE 2

DRAWN BY: _____ SCALE: AS NOTED
CHECKED BY: _____ DATE: APRIL 27 2018
SET. NO. 1 DRAWING NO. A0-2b
TOTAL DWG. NO. 2 PROJECT NO. 15-620

ISSUED FOR BUILDING PERMIT