



For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: **A-2025-0007**

*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)** A&V CAVALLO INVESTMENTS LTD (c/o Anthony Cipriani)  
**Address** 180 BOVAIRD DRIVE W, BRAMPTON ON. L7A 0H3  
 \_\_\_\_\_  
**Phone #** 416-618-6238 **Fax #** \_\_\_\_\_  
**Email** cavallom@hotmail.com

2. **Name of Agent** MAINLINE PLANNING SERVICES INC. (C/O JOSEPH PLUTINO)  
**Address** PO BOX 319, VAUGHAN ON. L0J 1C0  
 \_\_\_\_\_  
**Phone #** 905-893-0046 **Fax #** \_\_\_\_\_  
**Email** NMOORE@MAINLINEPLANNING.COM

3. **Nature and extent of relief applied for (variances requested):**  
 To permit the use of a 'Motor Vehicle Sales Establishment' with an accessory 'Motor Vehicle Repair Shop' on the site, whereas Zoning By-law 270-2004 does not list a 'Motor Vehicle Sales Establishment' or a 'Motor Vehicle Repair Shop' as a permitted use in a M1A-160 zone.

4. **Why is it not possible to comply with the provisions of the by-law?**  
 Exception 160 states that the site shall only be used for the following purposes:  
 - the retailing and indoor and outdoor storage of building equipment and supplies.

5. **Legal Description of the subject land:**  
**Lot Number** LOT 11  
**Plan Number/Concession Number** CON 1  
**Municipal Address** 180 BOVAIRD DRIVE WEST

6. **Dimension of subject land (in metric units)**  
**Frontage** 61.0 m  
**Depth** 292.6 m  
**Area** 16,485.9 m<sup>2</sup>

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

Two (2) one-storey commercial buildings.

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

N/A.

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	BLDG 'A': 40.3m,	BLDG 'B': 188.5 m
Rear yard setback	BLDG 'A': 165.5m,	BLDG 'B': 30.4m
Side yard setback	WEST - BLDG 'A': 17.1m,	BLDG 'B': 14.3m
Side yard setback	EAST - BLDG 'A': 7.0m,	BLDG 'B': 8.0m

**PROPOSED**

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

10. Date of Acquisition of subject land: 1976
11. Existing uses of subject property: Commercial
12. Proposed uses of subject property: Commercial
13. Existing uses of abutting properties: Commercial
14. Date of construction of all buildings & structures on subject land: circa 1976
15. Length of time the existing uses of the subject property have been continued: circa 1976

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 Vaughan \_\_\_\_\_

THIS 25th DAY OF September, 2024.

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, Joseph Plutino, OF THE City \_\_\_\_\_ OF Vaughan \_\_\_\_\_

IN THE Region \_\_\_\_\_ OF YORK \_\_\_\_\_ 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 Vaughan \_\_\_\_\_

IN THE Region \_\_\_\_\_ OF

York \_\_\_\_\_ THIS 25th DAY OF

September \_\_\_\_\_, 2024.

Signature of Applicant or Authorized Agent

A Commissioner etc.

Nicholas George Moore,  
a Commissioner, etc., Province of Ontario,  
for Mainline Planning Services Inc.  
Expires December 27, 2026.

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 December 24, 2024

Date Application Deemed Complete by the Municipality Merridale

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 180 Bovaird Drive W

I/We, A&V CAVALLO INVESTMENTS LTD. (c/o Anthony Cipriani)  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

MAINLINE PLANNING SERVICES INC.  
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 25th day of September, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Anthony Cipriani

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**



**PERMISSION TO ENTER**


To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 180 Bovaird Dr W

I/We, A&V CAVALLO INVESTMENTS LTD. (c/o Anthony Cipriani)  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 25th day of September, 2024.

  
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Anthony Cipriani  
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



## Parking Table

NEWPORT  
 180 Bovaird Dr W  
 File #: XX.

Updated: Dec 18, 2024

Building	Use	Sq.ft (approx.)	Sq.m (approx.)	Rate	Spaces Required
A	Showroom	15,000	1,393.5	1 / 23m <sup>2</sup> GFA	60.59
	Office	5,000	464.5	1 / 30m <sup>2</sup> GFA	15.48
	Body Shop	7,500	696.8	1 / 18m <sup>2</sup> GFA	38.71
	Detailing	2,800	260.1	5 parking + 10 stacking	5
	Tire / Rim Area	2,800	260.1	1 / 18m <sup>2</sup> GFA	14.45
	Other (remaining space not listed in markup)	1,117	103.8	1 / 60m <sup>2</sup> GFA	1.73
B	Industrial	22,084	2,051.7	1 / 60m <sup>2</sup> GFA	34.20
<b>TOTAL</b>					<b>170.16</b>



EXISTING INDUSTRIAL  
 ZONE: M1A-422 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: EMPLOYMENT

**LEGEND**

- BW DENOTES BOTTOM OF RETAINING WALL ELEVATION
- TW DENOTES TOP OF RETAINING WALL ELEVATION
- CRW DENOTES CONCRETE RETAINING WALL
- FS DENOTES FINISHED SILL ELEVATION
- INV. DENOTES CULVERT INVERT ELEVATION
- CBST DENOTES CURB STONES
- CLF DENOTES CHAIN LINK FENCE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES LIGHT STANDARD CONCRETE
- DENOTES CATCHBASIN
- DENOTES MANHOLE
- DENOTES WATER VALVE
- DENOTES FIRE HYDRANT
- DENOTES UTILITY POLE
- DENOTES MANHOLE WATER
- DENOTES BELL BOX
- DENOTES SIGN
- DENOTES GAS VALVE
- DENOTES DRAIN INLET (PVC)
- DENOTES TRAFFIC SIGNAL

**LAND USE SCHEDULE**

TOTAL SITE AREA	= 16,485.9 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES	= 4,906.2 sq.m. (29.8%)
BUILDING 'A'	= 2,933.6 sq.m.
BUILDING 'B'	= 2,051.7 sq.m.
TOTAL LANDSCAPED AREA	= 832.0 sq.m. (5.0%)
TOTAL ASPHALT, GRAVEL AREA	= 10,748.7 sq.m. (65.2%)
BUILDING HEIGHT	= ±5.6 m (ONE STOREY)
GARBAGE	= STORED INDOORS
EXISTING ZONING	= M1A-160 (INDUSTRIAL ONE)
PROPOSED ZONING	= M1A-160 (INDUSTRIAL ONE)
EXISTING USE OF LAND	= MIXED USE
PROPOSED USE OF LAND	= MIXED USE
ADJACENT USE OF LAND	= SEE PLAN

TO PERMIT THE USE OF A 'MOTOR VEHICLE SALES ESTABLISHMENT' WITH AN ACCESSORY 'MOTOR VEHICLE REPAIR SHOP' ON THE SITE, WHEREAS ZONING BY-LAW 270-2004 DOES NOT LIST A 'MOTOR VEHICLE SALES ESTABLISHMENT' OR A 'MOTOR VEHICLE REPAIR SHOP' AS A PERMITTED USE IN A M1A-160 ZONE.

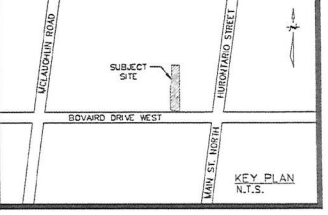
IRONSIDE DRIVE

EXISTING INDUSTRIAL  
 ZONE: M1A-161 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

BUILDING 'A'  
 COMMERCIAL BUILDING  
 1 STOREY METAL CLAD AND BLOCK  
 (2,933.6 sq.m.)  
 FS=237.14

BUILDING 'B'  
 COMMERCIAL BUILDING  
 1 STOREY BRICK  
 (2,051.7 sq.m.)  
 FS=237.35

1 STOREY  
 BRICK  
 COMMERCIAL  
 BUILDING  
 No. 170  
 FS=235.46



**LEGAL DESCRIPTION**  
 PART OF LOT 11, CONCESSION 1  
 WEST OF HURONTARIO STREET  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEELE

**NOTES:**  
 ALL SURVEY INFORMATION PROVIDED BY THAM SHANMUGARAJAH SURVEYING LTD. ONTARIO LAND SURVEYORS  
 4101 WESTON ROAD, UNIT 1 TORONTO, ONTARIO, M9L 1W6

NO.	DATE	DESCRIPTION	BY
1	SEP-24	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.
REVISIONS			

**mainline**  
 planning services inc.

PH (905) 893-0046 FAX (888) 370-9474  
 P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

<b>DRAWING TITLE</b>			
MINOR VARIANCE APPLICATION			
<b>PROJECT</b>			
180 BOVAIRD DRIVE BRAMPTON, ONTARIO			
<b>DEVELOPER/OWNER</b>			
CAVALLO HOLDING INC.			
<b>DRAWN</b>	<b>CHECKED</b>	<b>SCALE</b>	<b>DWG. NO.</b>
K.A.R.	N.W.	1 = 250	MV
<b>DATE</b>	<b>ISSUED</b>	<b>CITY FILE NO.</b>	
SEP-24	J.P.P.		

EXISTING RESIDENTIAL  
 ZONE: R2A-914 (RESIDENTIAL)  
 OFFICIAL PLAN DESIGNATION: NEIGHBORHOOD

EXISTING COMMERCIAL  
 ZONE: HC1-728 (HIGHWAY COMMERCIAL)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

BOVAIRD DRIVE WEST





EXISTING INDUSTRIAL  
 ZONE: M1A-422 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: EMPLOYMENT

**LEGEND**

- BW DENOTES BOTTOM OF RETAINING WALL ELEVATION
- TW DENOTES TOP OF RETAINING WALL ELEVATION
- CRW DENOTES CONCRETE RETAINING WALL
- FS DENOTES FINISHED SILL ELEVATION
- INV. DENOTES CULVERT INVERT ELEVATION
- CBST DENOTES CURB STONES
- CLF DENOTES CHAIN LINK FENCE
- (Tree symbol) DENOTES DECIDUOUS TREE
- (Tree symbol) DENOTES CONIFEROUS TREE
- (Circle with cross) DENOTES LIGHT STANDARD CONCRETE
- (Square) DENOTES CATCHBASIN
- (Circle with 'M')
- (Circle with 'W')
- (Circle with 'F')
- (Circle with 'U')
- (Circle with 'M')
- (Circle with 'B')
- (Circle with 'S')
- (Circle with 'G')
- (Circle with 'D')
- (Circle with 'P')
- (Circle with 'S')
- (Circle with 'S')
- (Circle with 'S')

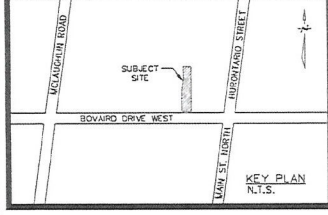
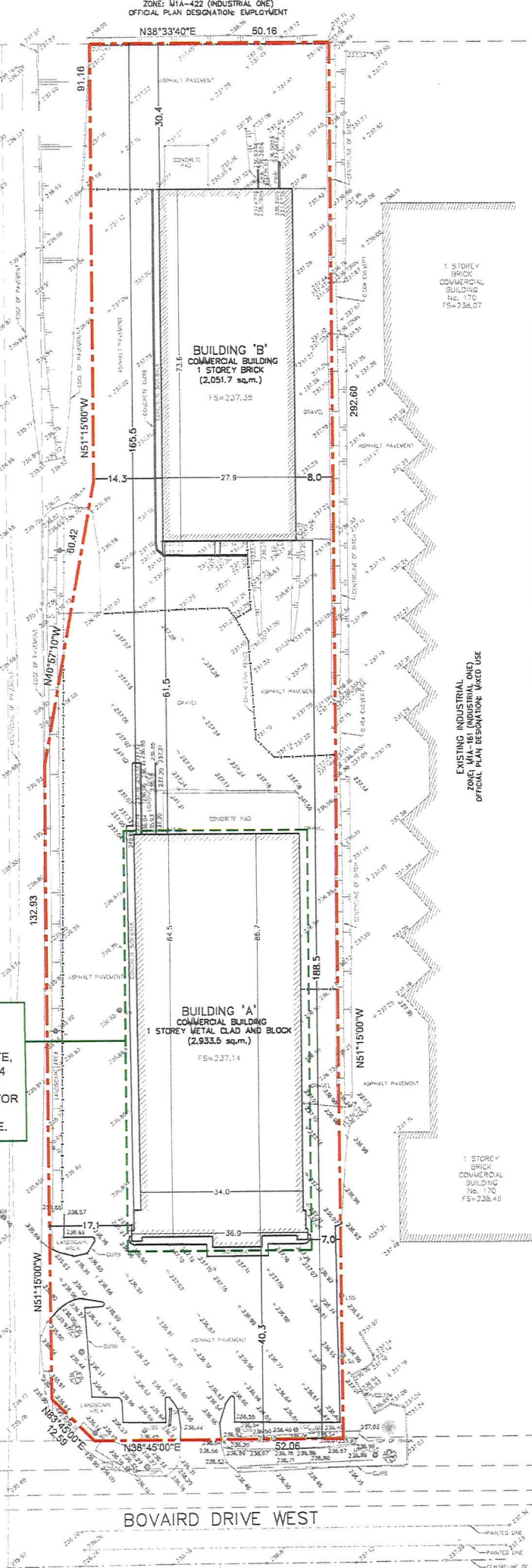
**LAND USE SCHEDULE**

TOTAL SITE AREA	= 16,485.9 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES	= 4,905.2 sq.m. (29.8%)
BUILDING 'A'	= 2,933.5 sq.m.
BUILDING 'B'	= 2,051.7 sq.m.
TOTAL LANDSCAPED AREA	= 832.0 sq.m. (5.0%)
TOTAL ASPHALT, GRAVEL AREA	= 10,748.7 sq.m. (65.2%)
BUILDING HEIGHT	= ±5.6 m (ONE STOREY)
GARBAGE	= STORED INDOORS
EXISTING ZONING	= M1A-160 (INDUSTRIAL ONE)
PROPOSED ZONING	= M1A-160 (INDUSTRIAL ONE)
EXISTING USE OF LAND	= MIXED USE
PROPOSED USE OF LAND	= MIXED USE
ADJACENT USE OF LAND	= SEE PLAN

TO PERMIT THE USE OF A 'MOTOR VEHICLE SALES ESTABLISHMENT' WITH AN ACCESSORY 'MOTOR VEHICLE REPAIR SHOP' ON THE SITE, WHEREAS ZONING BY-LAW 270-2004 DOES NOT LIST A 'MOTOR VEHICLE SALES ESTABLISHMENT' OR A 'MOTOR VEHICLE REPAIR SHOP' AS A PERMITTED USE IN A M1A-160 ZONE.

IRONSIDE DRIVE

BOVAIRD DRIVE WEST



**LEGAL DESCRIPTION**  
 PART OF LOT 11, CONCESSION 1  
 WEST OF HURONTARIO STREET  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

**NOTE:**  
 ALL SURVEY INFORMATION PROVIDED BY SHAM MUGARAJAH SURVEYING LTD., ONTARIO LAND SURVEYORS  
 4101 WESTON ROAD, UNIT 1 TORONTO, ONTARIO, M9L 1Y6

NO.	DATE	DESCRIPTION	BY
1	SEP-24	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.

**mainline**  
 planning services inc.

PH (905) 893-0046 FAX (888) 370-9474  
 P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

**DRAWING TITLE**  
 MINOR VARIANCE APPLICATION

**PROJECT**  
 180 BOVAIRD DRIVE  
 BRAMPTON, ONTARIO

**DEVELOPER/OWNER**  
 CAVALLO HOLDING INC.

DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	N.W.	1 = 250	MV
DATE	ISSUED	CITY FILE NO.	
SEP-24	J.P.P.		

EXISTING RESIDENTIAL  
 ZONE: R2A-914 (RESIDENTIAL)  
 OFFICIAL PLAN DESIGNATION: NEIGHBORHOOD

EXISTING COMMERCIAL  
 ZONE: HC1-728 (HIGHWAY COMMERCIAL)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

EXISTING INDUSTRIAL  
 ZONE M1A-422 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: EMPLOYMENT

LEGEND

- BW DENOTES BOTTOM OF RETAINING WALL ELEVATION
- TW DENOTES TOP OF RETAINING WALL ELEVATION
- CPW DENOTES CONCRETE RETAINING WALL
- FS DENOTES FINISHED SILL ELEVATION
- INV DENOTES CULVERT INVERT ELEVATION
- CRST DENOTES CURB STONE
- CLT DENOTES CHAIN LINK FENCE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- <sub>SS</sub> DENOTES LIGHT STANDARD CONCRETE
- <sub>CB</sub> DENOTES CATCHBASIN
- <sub>MH</sub> DENOTES MANHOLE
- <sub>W</sub> DENOTES WATER VALVE
- <sub>FH</sub> DENOTES FIRE HYDRANT
- <sub>UP</sub> DENOTES UTILITY POLE
- <sub>MHW</sub> DENOTES MANHOLE WATER
- <sub>BB</sub> DENOTES BELL BOX
- <sub>SB</sub> DENOTES SIGN
- <sub>GV</sub> DENOTES GAS VALVE
- <sub>PVC100</sub> DENOTES DRAIN INLET (PVC)
- <sub>TS</sub> DENOTES TRAFFIC SIGNAL

LAND USE SCHEDULE	
TOTAL SITE AREA:	= 16,485.9 sq.m. (100.0'
TOTAL BUILDING ENVELOPES	= 5,230.5 sq.m. (31.7
BUILDING 'A'	= 3,178.8 sq.m.
BUILDING 'B'	= 2,051.7 sq.m.
TOTAL LANDSCAPED AREA	= 832.0 sq.m. (5.0'
TOTAL ASPHALT, GRAVEL AREA	= 10,423.4 sq.m. (63.3
<b>BUILDING HEIGHT</b> = ±5.6 m (ONE STOREY)	
<b>GARBAGE</b> = STORED INDOORS	
<b>REQUIRED PARKING</b> = 180 TOTAL	
BLDG (A):	= 145
BLDG (B):	= 35
<b>PROVIDED PARKING</b> = 165 TOTAL (INC. 6 ACC. SP)	
<b>EXISTING ZONING</b> = M1A-160 (INDUSTRIAL ONE)	
<b>PROPOSED ZONING</b> = M1A-160 (INDUSTRIAL ONE)	
<b>USE OF BUILDING 'B'</b> = SUPPLIER OF STONE FOR CONSTRUCTION OF BUILDINGS	
<b>EXISTING USE OF BUILDING 'A'</b> = WAREHOUSE INCL. ACCESSORY RETAIL	
<b>PROPOSED USE OF BUILDING 'A'</b> = MOTOR VEHICLE SALES ESTABLISHMENT INCL. ACCESSORY MOTOR VEHICLE REPAIR SHOP	
<b>ADJACENT USE OF LAND</b> = SEE PLAN	

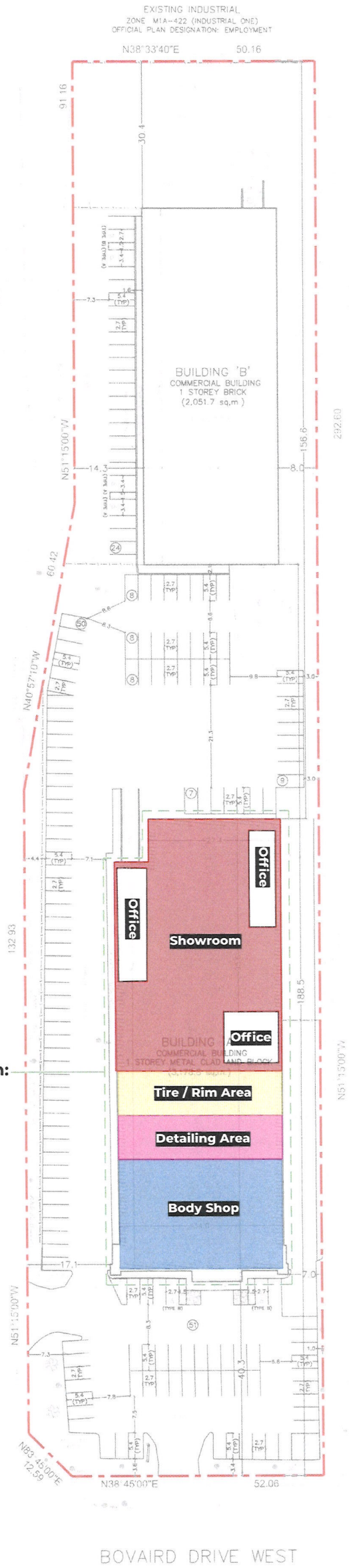


EXISTING INDUSTRIAL  
 ZONE M1A-250 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

EXISTING INDUSTRIAL  
 ZONE M1A-160 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

IRONSIDE DRIVE

'Use' Allocation:  
 Building 'A'



BOVAIRD DRIVE WEST

EXISTING RESIDENTIAL  
 ZONE R2A-914 (RESIDENTIAL)  
 OFFICIAL PLAN DESIGNATION: NEIGHBORHOOD

EXISTING COMMERCIAL  
 ZONE HC1-728 (HIGHWAY COMMERCIAL)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

NOTE:  
 ALL SURVEY INFORMATION PROVIDED BY THAM SHANMUGARAJAH SURVEYING LTD., ONTARIO (LAND SURVEY) 4101 WESTON ROAD, UNIT 1 TORONTO, ONTARIO, M9L 1W6

NO.	DATE	DESCRIPTION	BY

mainline  
 planning services inc.

MINOR VARIANCE APPLICATION

180 BOVAIRD DRIVE  
 BRAMPTON, ONTARIO




CAVALLO HOLDING INC.

K.A.R. N.M. 1 - 250 MV  
 SEP-24 J.P.P.



EXISTING INDUSTRIAL  
 ZONE: M1A-422 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: EMPLOYMENT

**LEGEND**

- BW DENOTES BOTTOM OF RETAINING WALL ELEVATION
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- CRW DENOTES CONCRETE RETAINING WALL
- FS DENOTES FINISHED SILL ELEVATION
- INV. DENOTES CULVERT INVERT ELEVATION
- CBST DENOTES CURB STONES
- CLF DENOTES CHAIN LINK FENCE
-  DENOTES DECIDUOUS TREE
-  DENOTES CONIFEROUS TREE
-  DENOTES LIGHT STANDARD CONCRETE
- CB DENOTES CATCHBASIN
- MH DENOTES MANHOLE
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- UP DENOTES UTILITY POLE
- MHW DENOTES MANHOLE WATER
- BB DENOTES BELL BOX
- SI DENOTES SIGN
- GV DENOTES GAS VALVE
- PVC100 DENOTES DRAIN INLET (PVC)
- TS DENOTES TRAFFIC SIGNAL



EXISTING INDUSTRIAL (ONE)  
 ZONE: M1A-160 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

IRONSIDE DRIVE

1.5" OR Y  
 BRICK  
 CONCRETE  
 84.3235  
 R# 73  
 15-235 07

**BUILDING 'B'**  
 COMMERCIAL BUILDING  
 1 STOREY BRICK  
 (2,051.7 sq.m.)

EXISTING INDUSTRIAL  
 ZONE: M1A-160 (INDUSTRIAL ONE)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

**BUILDING 'A'**  
 COMMERCIAL BUILDING  
 1 STOREY METAL CLAD AND BLOCK  
 (3,178.8 sq.m.)

STUDY  
 38.06  
 COMMERCIAL  
 BUILDING  
 NO. 170  
 15-238 16

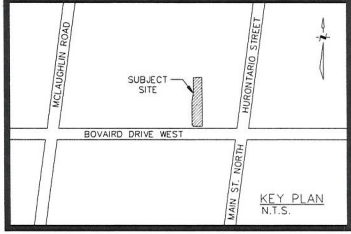
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**LAND USE SCHEDULE**

TOTAL SITE AREA:	= 16,485.9 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES	= 5,230.5 sq.m. (31.7%)
BUILDING 'A'	= 3,178.8 sq.m.
BUILDING 'B'	= 2,051.7 sq.m.
TOTAL LANDSCAPED AREA	= 832.0 sq.m. (5.0%)
TOTAL ASPHALT, GRAVEL AREA	= 10,423.4 sq.m. (63.3%)

BUILDING HEIGHT	= ±5.6 m (ONE STOREY)
GARBAGE	= STORED INDOORS
REQUIRED PARKING	= 180 TOTAL BLDG (A): = 145 BLDG (B): = 35
PROVIDED PARKING	= 165 TOTAL (INC. 6 ACC. SP.)
EXISTING ZONING	= M1A-160 (INDUSTRIAL ONE)
PROPOSED ZONING	= M1A-160 (INDUSTRIAL ONE)
USE OF BUILDING 'B'	= SUPPLIER OF STONE FOR CONSTRUCTION OF BUILDINGS
EXISTING USE OF BUILDING 'A'	= WAREHOUSE INCL. ACCESSORY RETAIL
PROPOSED USE OF BUILDING 'A'	= MOTOR VEHICLE SALES ESTABLISHMENT INCL. ACCESSORY MOTOR VEHICLE REPAIR SHOP
ADJACENT USE OF LAND	= SEE PLAN



**LEGAL DESCRIPTION**  
 PART OF LOT 11, CONCESSION 1  
 WEST OF HURONTARIO STREET  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

**NOTE:**  
 ALL SURVEY INFORMATION PROVIDED BY THAM SHANMUGARAJAH SURVEYING LTD. ONTARIO LAND SURVEYORS 4101 WESTON ROAD, UNIT 1 TORONTO, ONTARIO, M9L 1W6

NO.	DATE	DESCRIPTION	BY
1	SEP-24	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.

**mainline**  
 planning services inc.

PH (905) 893-0046 FAX (888) 370-9474  
 P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

**DRAWING TITLE**  
 MINOR VARIANCE APPLICATION

**PROJECT**  
 180 BOVAIRD DRIVE  
 BRAMPTON, ONTARIO

**DEVELOPER/OWNER**  
 CAVALLO HOLDING INC.

DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	N.M.	1 = 250	MV
DATE	ISSUED	CITY FILE NO.	
SEP-24	J.P.P.		

EXISTING RESIDENTIAL  
 ZONE: R2A-914 (RESIDENTIAL)  
 OFFICIAL PLAN DESIGNATION: NEIGHBORHOOD

EXISTING COMMERCIAL  
 ZONE: HC1-728 (HIGHWAY COMMERCIAL)  
 OFFICIAL PLAN DESIGNATION: MIXED USE

PAINTED LINE  
 PAINTED LINE  
 DIVISION OF PAVEMENT





## Parking Table

NEWPORT  
 180 Bovaird Dr W  
 File #: XX.

Updated: Dec 18, 2024

Building	Use	Sq.ft (approx.)	Sq.m (approx.)	Rate	Spaces Required
A	Showroom	15,000	1,393.5	1 / 23m <sup>2</sup> GFA	60.59
	Office	5,000	464.5	1 / 30m <sup>2</sup> GFA	15.48
	Body Shop	7,500	696.8	1 / 18m <sup>2</sup> GFA	38.71
	Detailing	2,800	260.1	5 parking + 10 stacking	5
	Tire / Rim Area	2,800	260.1	1 / 18m <sup>2</sup> GFA	14.45
	Other (remaining space not listed in markup)	1,117	103.8	1 / 60m <sup>2</sup> GFA	1.73
B	Industrial	22,084	2,051.7	1 / 60m <sup>2</sup> GFA	34.20
<b>TOTAL</b>					<b>170.16</b>

# Zoning Non-compliance Checklist

File No.  
A-2025-0007

Applicant: Cavallo Holdings Inc. (c/o Anthony Cipriani)

Address: 180 Bovaird Dr. W

Zoning: M1A - 160

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit motor vehicles sales establishment with accessory Office, Motor vehicle repair shop and motor vehicle washing establishment (detailing)	Whereas the by-law does not permit the use	160.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To allow 165 parking spaces on site	Whereas the by-law requires 171 parking spaces	20 & 30
	To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing)	Whereas the by-law requires 10 car stacking spaces for the motor vehicle washing establishment (detailing)	
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto  
Reviewed by Zoning

December 18, 2024  
Date