

Flower City



brampton.ca

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(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 m²

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

Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐

Seasonal Road ☐
Other Public Road ☐
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.)

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?

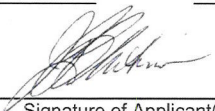
Yes ☐ No ☒

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 _____

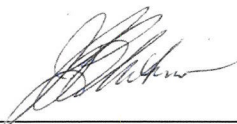
IN THE Region _____ OF

York THIS 25th DAY OF

September, 2024.



A Commissioner etc.



Signature of Applicant or Authorized Agent

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 Mertelyn

Revised 2022/02/17

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

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

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



NEWPORT
180 Bovaird Dr W
File #: XX.

Parking Table

Updated: Dec 18, 2024

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



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

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

BOVAIRD DRIVE WEST

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.

EXISTING RESIDENTIAL
ZONE: R2A-314 (RESIDENTIAL)
OFFICIAL PLAN DESIGNATION: NEIGHBORHOOD

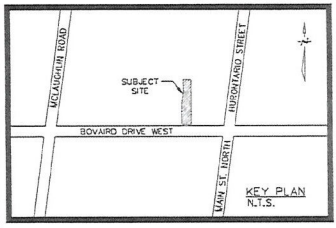
EXISTING COMMERCIAL
ZONE: H01-728 (HIGHWAY COMMERCIAL)
OFFICIAL PLAN DESIGNATION: MIXED USE

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
- DT DENOTES DECIDUOUS TREE
- CT DENOTES CONIFEROUS TREE
- LS5 DENOTES LIGHT STANDARD CONCRETE
- CB DENOTES CATCHBASIN
- MH DENOTES MANHOLE
- WV DENOTES WATER VALVE
- PH DENOTES FIRE HYDRANT
- UP DENOTES UTILITY POLE
- MHW DENOTES MANHOLE WATER
- BB DENOTES BELL BOX
- S DENOTES SIGN
- GV DENOTES GAS VALVE
- PVCL100 DENOTES DRAIN INLET (PVC)
- TS DENOTES TRAFFIC SIGNAL

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)
GARRAGE	= 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



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 1H6

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



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

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
CRST DENOTES CURB STONE
CLT DENOTES CHAIN LINK FENCE
DCT DENOTES DECIDUOUS TREE
CCT DENOTES CONIFEROUS TREE
LSS DENOTES LIGHT STANDARD CONCRETE
LUB DENOTES CATCHBASIN
MH DENOTES MANHOLE
WV DENOTES WATER VALVE
FH DENOTES FIRE HYDRANT
UP DENOTES UTILITY POLE
MWH DENOTES MANHOLE WATER
BB DENOTES BELL BOX
S DENOTES SIGN
GV DENOTES GAS VALVE
PVIDE DENOTES DRAIN INLET (PVC)
TSC 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)

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

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

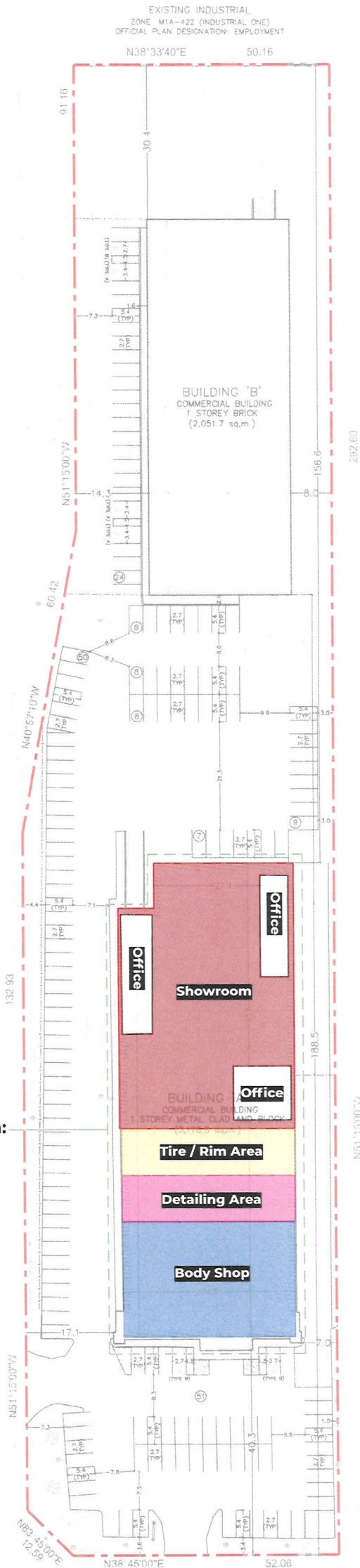
CAVALLO HOLDING INC.

K.A.R. N.M. 1 - 250 MV

SEP-24 J.P.P.

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

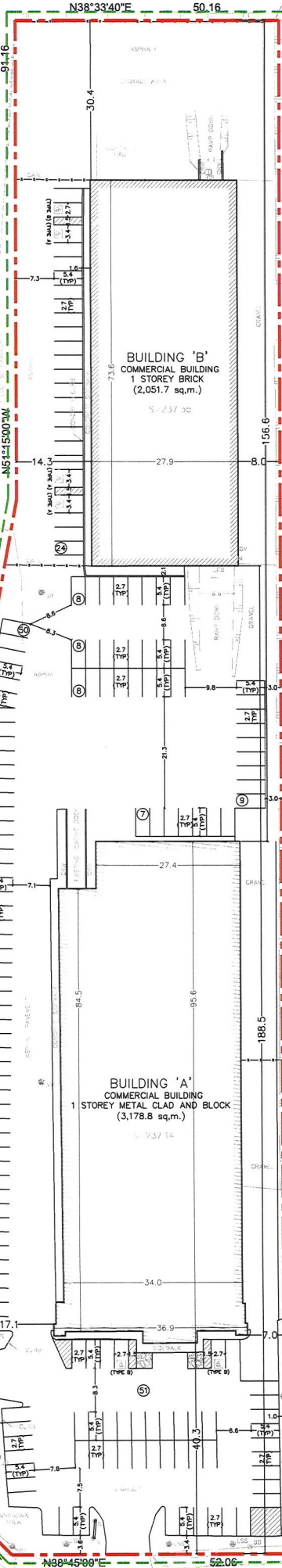


EXISTING INDUSTRIAL
ZONE: M1A-160 (INDUSTRIAL ONE)
OFFICIAL PLAN DESIGNATION: MIXED USE

IRONSIDE DRIVE

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
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PERMITTED USE IN A M1A-160 ZONE.

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



1.5' OR L.Y.
BRICK
CONCRETE
BLD. JING
NO. 170
FS-238 07

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

STREET
CONCRETE
BLD. JING
NO. 170
FS-238 18

- 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
 - LSS 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
 - PVC0.100 DENOTES DRAIN INLET (PVC)
 - TS DENOTES TRAFFIC SIGNAL

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TOTAL BUILDING ENVELOPES	= 5,230.5 sq.m. (31.7%)
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TOTAL ASPHALT, GRAVEL AREA	= 10,423.4 sq.m. (63.3%)

BUILDING HEIGHT = ±5.6 m (ONE STOREY)
GARBAGE = STORED INDOORS

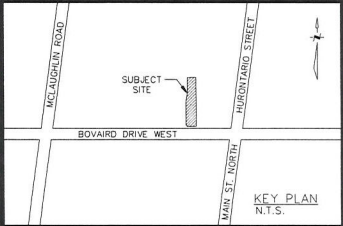
REQUIRED PARKING = 180 TOTAL
BLDG (A): = 145
BLDG (B): = 35

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

NOTE:
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NO.	DATE	DESCRIPTION	BY
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REVISIONS			

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

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
OUTLINE OF PARKWAY



Parking Table

NEWPORT
180 Bovaird Dr W
File #: XX.

Updated: Dec 18, 2024

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

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 To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing)	Whereas the by-law requires 171 parking spaces Whereas the by-law requires 10 car stacking spaces for the motor vehicle washing establishment (detailing)	20 & 30
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