

**Application for Minor Variance**Section 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-2025-0044  
**Property Address:** 14 Abacus Road  
**Legal Description:** Plan M772, Block 10, Ward 8  
**Agent:** Valentin Hortiguuela- Ware Malcomb Architech  
**Owner(s):** Tak Investments Inc.  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, May 27, 2025, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit an office building addition, having a building height of 13.26 metres, whereas the by-law permits a maximum building height of 10.0 metres;
2. To permit a lot coverage of 36.7%, whereas the by-law permits a maximum lot coverage of 35%;
3. To permit a total of 119 parking spaces, whereas the by-law requires a minimum of 133 parking spaces;
4. To permit a total of 1 loading space, whereas the by-law requires a minimum of 2 loading spaces for a building having a floor area of over 280 up to 7,450 square metres; and
5. To vary Schedule 'C', Section 1536 of the by-law to permit the landscape open space as per the site plan attached to the public notice (0.38 metres in the rear yard), whereas the by-law requires 7 metres of landscape open space located in accordance with Schedule 'C' - Section 1536.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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, May 22, 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](mailto: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, May 22, 2025**, by emailing [coa@brampton.ca](mailto: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.

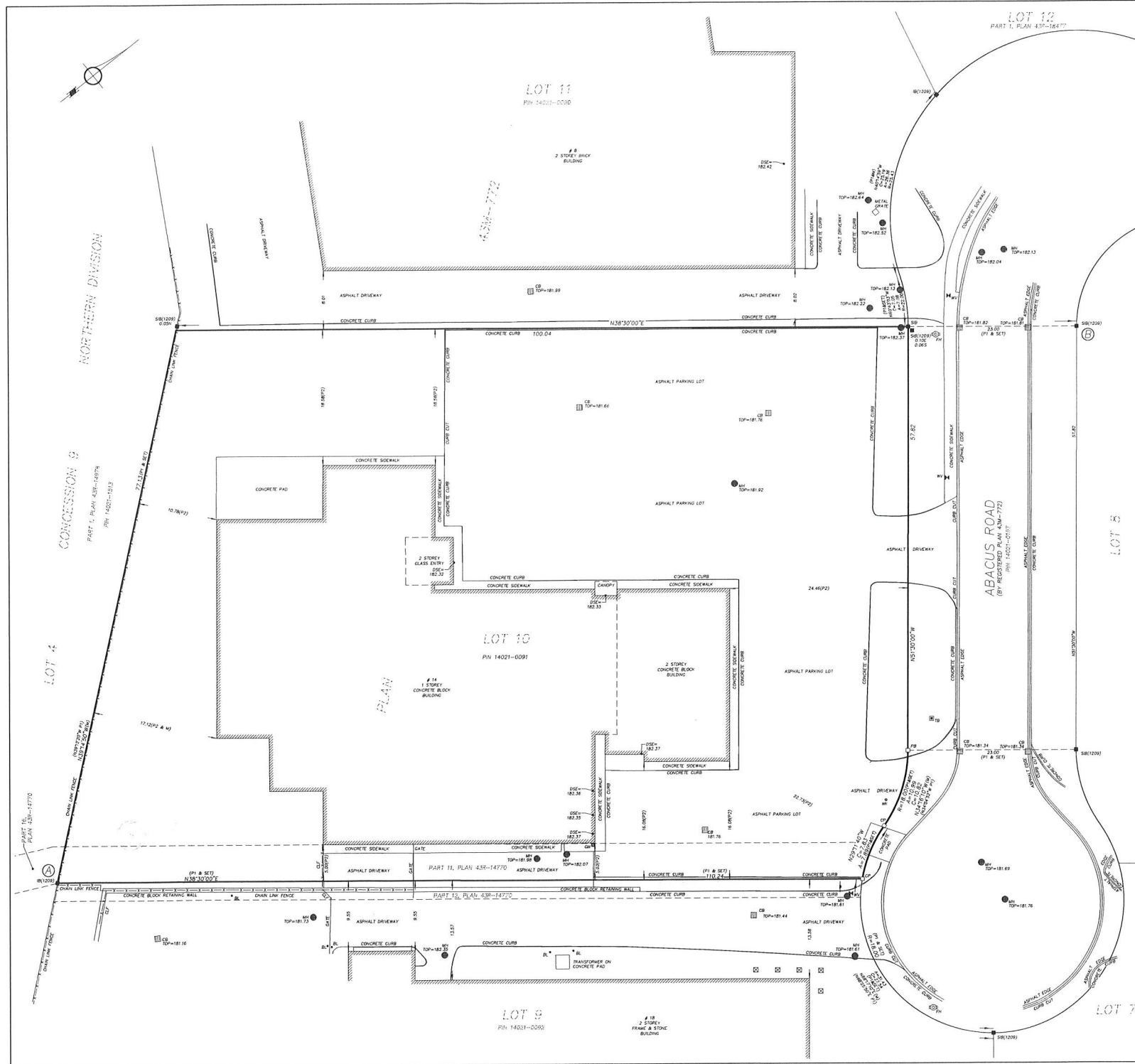
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://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](mailto: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](mailto: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 12th day of May 2025

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



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PLAN OF SURVEY WITH  
TOPOGRAPHIC DETAIL OF  
LOT 10,  
PLAN 43M-772  
**CITY OF BRAMPTON**  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250 METRES

**BEARING NOTES**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010).  
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
P1 = 0°55'50" COUNTER-CLOCKWISE

**DISTANCE NOTES - METRIC**  
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999720.

**CAUTION**  
THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE  
EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS  
ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

**CONTOURS**  
CONTOURS SHOWN HEREON ARE DRAWN AT 0.10 METRE  
INTERVALS.

**ELEVATIONS**  
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN  
GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT  
TO A REAL TIME NETWORK.

# LEGEND

■	DNOTES SURVEY MONUMENT FOUND
□	DNOTES SURVEY MONUMENT SET
■	DNOTES STANDARD IRON BAR
■	DNOTES IRON BAR
CP	DNOTES CONCRETE PIN
■	DNOTES MEASURED
■	DNOTES PLAIN 43M-772
P2	DNOTES SURVEY BY BENNETT YOUNG LTD., O.L.S. (DATED JULY 11, 1997 (072039A))
1209	DNOTES L.C.J. MULLESE, O.L.S.
16	DNOTES BOLLARD
CLP	DNOTES CHAIN LASH ELEVATION AT TOP CHAIN
CLP	DNOTES CHAIN LINK FENCE
DSE	DNOTES DOOR SILL ELEVATION
DN	DNOTES FIRE HYDRANT
DN	DNOTES GAS METER
DSE	DNOTES GARAGE SILL ELEVATION
DN	DNOTES MAINTENANCE HOLE ELEVATION AT CENTRE
DN	DNOTES P.I.S.
DN	DNOTES SIGN
DN	DNOTES TERMINAL BOX
DN	DNOTES WATER KEY
DN	DNOTES WATER VALVE
DN	DNOTES CONIFEROUS TREE W/TRUNK DIAMETER
DN	DNOTES DECIDUOUS TREE W/TRUNK DIAMETER

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 25, 2024.

DATE	E.R. GARDEN, O.L.S.
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THIS PLAN OF SURVEY RELATES TO AOLS PLAN  
SUBMISSION FORM NUMBER V-68486

**INTEGRATION DATA**  
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL  
TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (01° WEST LONGITUDE)  
NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), OREG. 216/10.		
POINT ID	NORTHING	EASTING
A	4846262.95	607726.54
B	4846418.92	607754.33



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: KR/DJ	DRAWN BY: DKM	CHECKED BY: TG	PLOT DATE: FEB. 12, 2024
FILE NAME: A-044648-PDS-TOPO_V3   coales available at ProtectYourBoundaries.ca			