

FILE NUMBER: A-2025-0044

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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.

- Name of Owner(s)** TAK INVESTMENTS INC.
Address 14 ABACUS RD BRAMPTON ON

Phone # 905.794.0795 **Fax #** —
Email ITAK@LPIGROUP.CA
- Name of Agent** VALENTIN HORTIGUELA ^{ware malcomb}
Address 4920 HIGHWAY #7 SUITE 300
VAUGHAN, ON L4H 0R1

Phone # 416.578.8142 (M) **Fax #** —
Email vhortiguela@waremalcomb.com
- Nature and extent of relief applied for (variances requested):**

 - COVERAGE - REQUIRED 35% / PROPOSED 36.7%
 - BUILDING HGT - 10m PROPOSED 13.255m
 - REAR YARD OPEN SPACE LANDSCAPE - REQ 7.0m PROP 3.0m
 - PARKING REQ 129 PROP. 117
 - LOADING 1 REQ PROP. 1 EASTING DRIVE IN-VAH LOADING
- Why is it not possible to comply with the provisions of the by-law?**

PROPOSED AREA INCREASE REQUIREMENT DO NOT LEAD TO ADDING OVER EXISTING.
ADDING BUILDING FOOTPRINT REQUIRES AN ADDITION WITH MINIMIZED SPACE REQUIRING HGT, PARKING & VEHICLE CIRCULATION RELIEF & LANDSCAPE BUFFER RELIEF
- Legal Description of the subject land:**
Lot Number 10
Plan Number/Concession Number PLAN 43M.772
Municipal Address 14 ABACUS ROAD
- Dimension of subject land (in metric units)**
Frontage 76.7m
Depth VARIES. 100.4 - 110.24
Area 8110.5m
- Access to the subject land is by:**
☒ Provincial Highway
☒ Municipal Road Maintained All Year
☐ Private Right-of-Way

Seasonal Road
 Other Public Road
 Water

0. 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:

ONE STOREY W/PARTIAL 2 STOREY
CONCRETE BLOCK BUILDING

PROPOSED BUILDINGS/STRUCTURES on the subject land:

3 STOREY. STRUCTURAL STEEL FRAMED
CURTAIN WALL & ALUMINUM COMPOSITE PANEL CLAD
BUILDING

1. 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 24.4m
Rear yard setback 10.7m
Side yard setback 5.0 (SOUTH)
Side yard setback 18.5m (NORTH)

PROPOSED

Front yard setback UNALTERED
Rear yard setback 7.3m
Side yard setback UNALTERED
Side yard setback 4.0 (SUB & 3RD FL) / 6.6 ON GROUND FLOOR

0. Date of Acquisition of subject land:

JAN 2022

1. Existing uses of subject property:

OFFICE

2. Proposed uses of subject property:

OFFICE

3. Existing uses of abutting properties:

OFFICE / STORAGE

4. Date of construction of all buildings & structures on subject land:

UNKNOWN

5. Length of time the existing uses of the subject property have been continued:

SINCE GRANTING
PF CDA 411.025
CDA 411.158

16. (a) What water supply is existing/proposed?

Municipal
Well

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal EXISTING
Septic

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers
Ditches
Swales



Other (specify) _____

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 # SPA-2024-0145 Status UNDER REVIEW

18. Has a pre-consultation application been filed?

Yes

No

19. Has the subject property subject of an application for minor variance? ever been the

Yes

No

Unknown

If answer is yes, provide details:

File # A11-025 Decision APPROVED Relief PARKING RELIEF
File # A11-158 Decision APPROVED Relief ALLOW OFFICE USE
File # Decision Relief

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 2nd DAY OF APRIL, 2025.

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, VALENTIN HORTIGUELA, OF THE CITY OF TORONTO
IN THE PROVINCE OF ONTARIO 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 BRAMPTON

IN THE PROVINCE OF

ONTARIO THIS 2nd DAY OF

April, 2025.

A Commissioner etc.

Signature of Applicant or Authorized Agent

Emilia Rosa Suriano, a Commissioner, etc.,
Province of Ontario
for LPI Mechanical Inc.

Expires: August 10, 2027

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

Enforcement Action File Number:

M1-1536

N/A

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Philip Gaspar

Zoning Officer

April 22, 2025

Date

DATE RECEIVED

April 23, 2025
Mercelyn

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 14 ABACUS ROAD, BRAMPTON L6T5B7

I/We, TAK INVESTMENTS INC.

please print/type the full name of the owner(s)

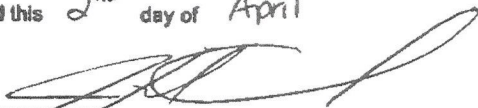
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

VALENTIN HORTIGUELA

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 2nd day of April, 2025



(ITALO LUNARDO)

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

(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.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

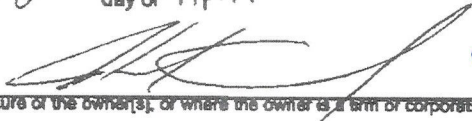
LOCATION OF THE SUBJECT LAND: 14 ABACUS ROAD, BRAMPTON L6T5B7

I/We, TAK INVESTMENTS INC.

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 2nd day of April, 2025



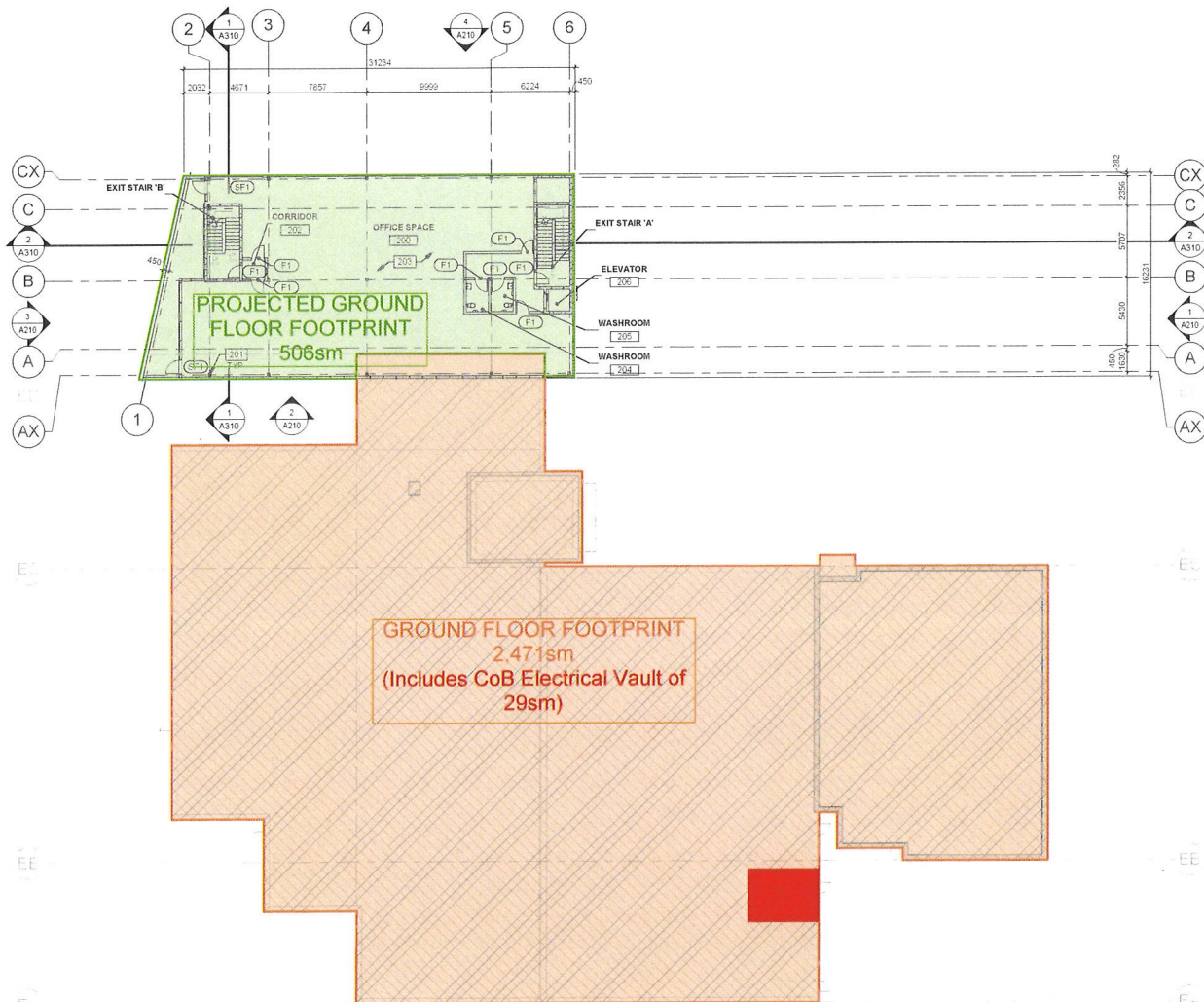
(ITALO LUNARDO)

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

(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



KEYNOTES:

- 201 STRUCTURAL STEEL COLUMN
- 203 CONCRETE OVER METAL DECK

DOOR TYPES

- (SF1) ALUMINUM STOREFRONT
- (SF1) 965 mm x 2135 mm CLEAR ANCO ALUM STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STYLE)
- FRAME MANUFACTURER
- HARDWARE
- 2 SETS PIVOT SET
 - 2 SETS INTER PIVOT
 - 1 EA MORTISE CYLINDER
 - 2 SETS OFFSET FALL
 - 2 EA OH CLOSER
 - 1 EA THRESHOLD
 - 1 EA DECAL
- NOTE: WEATHERSEAL BY DOOR MANUFACTURER

- (F1) HOLLOW METAL
- (F1) 965 mm x 2135 mm PAINTED INSULATED HOLLOW METAL DOOR
- FRAME PAINTED HOLLOW METAL
- HARDWARE
- 3 EA HINGES
 - 1 EA EXIT DEVICE
 - 1 EA CYLINDER
 - 1 EA CLOSER
 - 1 EA PERIMETER SEAL
 - 1 EA BOTTOM DRIP
 - 1 EA THRESHOLD
 - 1 EA LOCK GUARD
 - 1 EA HVY DUTY FLOOR STOP

LEGEND

- EXISTING BUILDING TO REMAIN

WALL LEGEND

- ALUMINUM COMPOSITE PANEL SYSTEM
- CONCRETE MASONRY WALL
- INSULATED METAL PANEL SYSTEM

LPI OFFICE - ADDITION

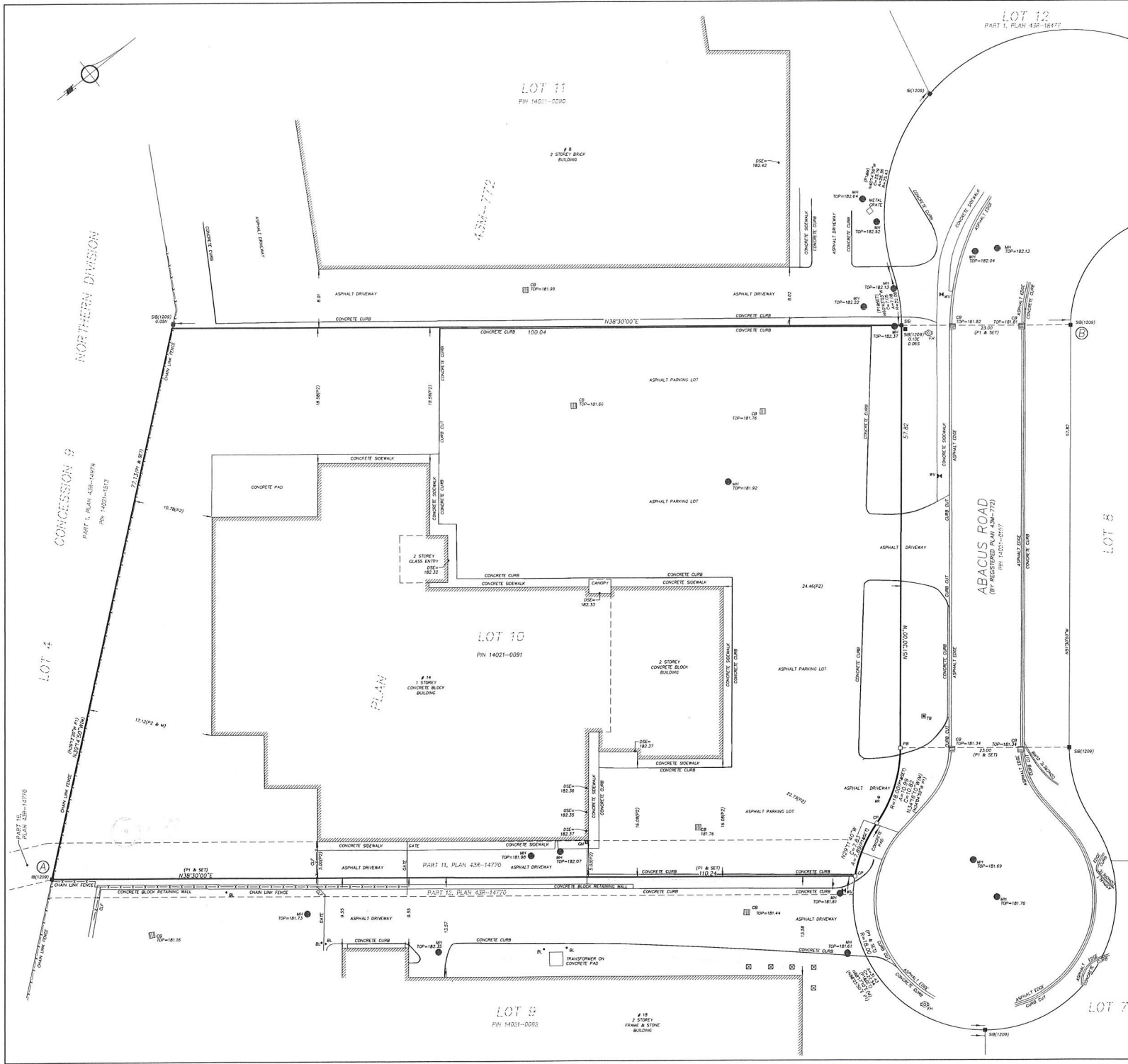
14 ABACUS ROAD, BRAMPTON, ON L6T 5B7

SECOND FLOOR PLAN

DATE	REMARKS
17/06/2024	ISSUED FOR SUBMISSION
24/06/2024	COMMITTEE OF ADJUSTMENT
05/07/2024	PRE SCREENING

P/ARM:	0 EMUWA
DRAWN BY:	D.P. / E.C.
JOB NO.:	TOR23-0017-00

SHEET
A121



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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(CRS85)(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 (CGVD2011) BY DIRECT MEASUREMENT
TO A REAL TIME NETWORK.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- M DENOTES MEASURED
- PI DENOTES PLAN 43M-772
- PH DENOTES SURVEY BY BENNETT YOUNG LTD., O.L.S.
DATED JULY 11, 1997 (87200PIA)
- RL DENOTES C.J. MULLESSE, O.L.S.
- BL DENOTES BOLLARD
- CR DENOTES CATCH BASIN ELEVATION AT TOP CENTRE
- CLF DENOTES CHAIN LINK FENCE
- USE DENOTES DOOR SILL ELEVATION
- FH DENOTES FIRE HYDRANT
- DM DENOTES GAS METER
- GSF DENOTES GARAGE SILL ELEVATION
- BM DENOTES MAINTENANCE HOLE ELEVATION AT CENTRE
- PI DENOTES PILLAR
- SI DENOTES SIGN
- TB DENOTES TERMINAL BOX
- WK DENOTES WATER KEY
- WV DENOTES WATER VALVE
- CT DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
- DT DENOTES DECIDUOUS TREE W/TRUNK DIAMETER

BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION
UNLESS OTHERWISE NOTED.
ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS
UNLESS OTHERWISE NOTED.

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.P. GARDEN, O.L.S.

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 (81° WEST LONGITUDE)
NAD83(CRS85)(2010).

URBAN ACCURACY PER SEC. 14(3), OREG. 216/10.

POINT	COORDINATES	EASTING
A	4844262.95	607728.54
B	4844416.82	607774.33

EASTING COORDINATES SHOWN IN METRIC (M) AND UTM (U) TO THE 10-DIGIT CIPHER OR ROUNDED DOWN TO THE 10-DIGIT CIPHER.

IBW SURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: JEFF BURNETT, ENGINEERED BY: 10 (PLOT DATE: FEB. 12, 2024)
FILE NAME: A-244648-POS-TOPO-V31 Logos available at: ProfilTools.com/peel

[illegible]

architecture	6420 Highway 7, Suite 300 Vaughan, Ontario L4H 0R6
planning	905.760.1221
interiors	P 905.760.1221
graphics	F 905.248.3344
civil engineering	
a business unit of WSA Inc.	

architecture	6420 Highway 7, Suite 300 Vaughan, Ontario L4H 0R6
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civil engineering	
a business unit of WSA Inc.	

14 ABACUS ROAD, BRAMPTON, ON
L6T 5B7

	DATE	REMARKS
1.	2024-06-12	ISSUED FOR COORDINATION
2.	2024-06-18	ISSUED FOR SPA SUBMISSION
3.	2025-04-03	COMMITTEE OF ADJUSTMENT PRE-SCREENING

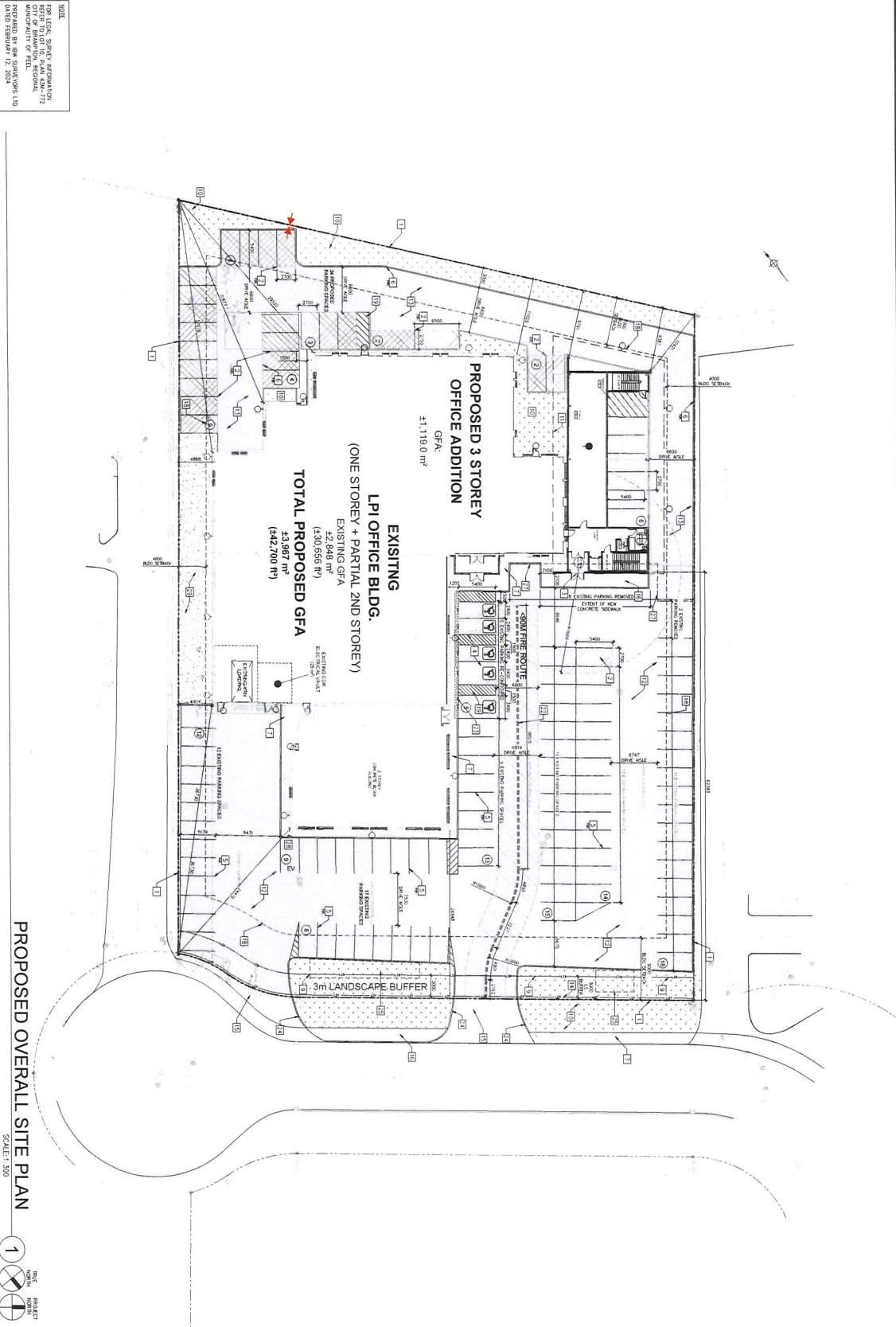
SITE PLAN

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JOB NO.: TOR23-0017-
















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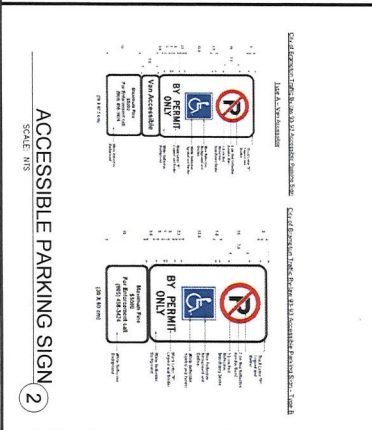
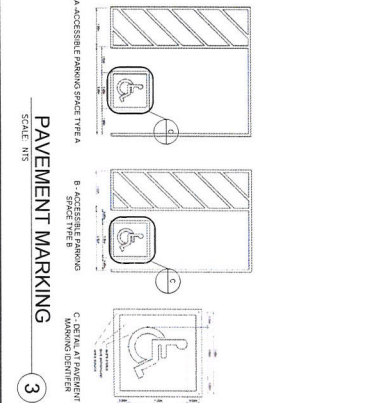
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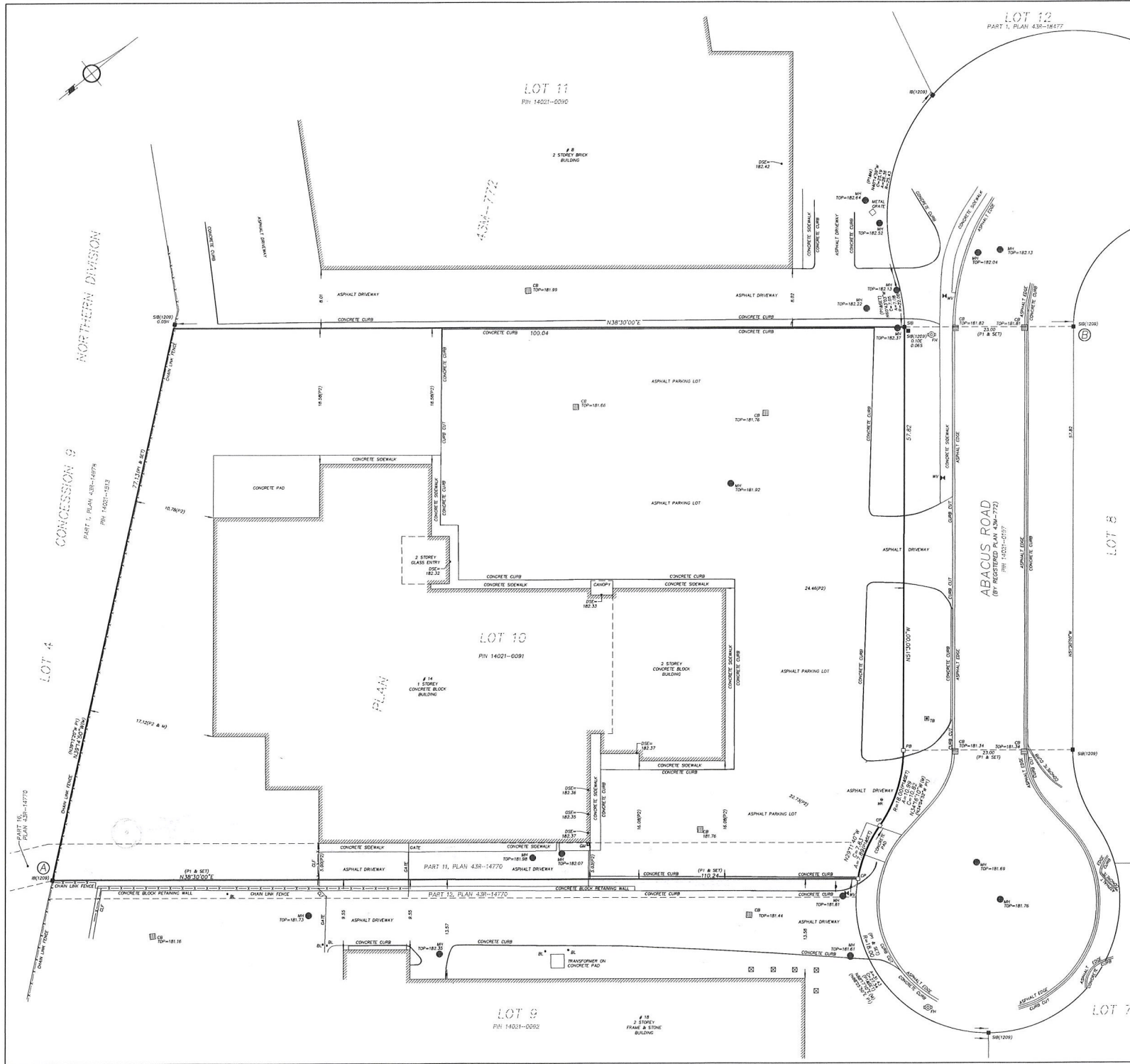


NOTE
FOR LEGAL SURVEY INFORMATION
REFER TO LOT 10, PLAN 43M-772
CITY OF BRAMPTON, REGIONAL
MUNICIPALITY OF PELL.
PREPARED BY IBW SURVEYORS LTD
DATED FEBRUARY 12, 2024

- | SITE PLAN NOTES | | SEE SHEET A-1 FROM ALTERNATE SITE PLAN(S) | |
|-----------------|--|---|---|
| 1 | PROPERTY LINE INCLUDING UTILITY, 6'00" WIDENING | 21 | RESTRICTION WALLWAY WITH PAINTED LINES AS PER CITY OF |
| 2 | NEW STANDARD PARKING STALL 20'00m x 5'00m PAINTED STRIPPING | 22 | BRANDISH MUNICIPAL STANDARDS |
| 3 | PER CITY OF BRANDISH MUNICIPAL STANDARDS | 23 | PAINTED TRUCK TRAIL 12'00" TURNING RADIUS |
| 4 | PAINTED TRUCK TRAIL 12'00" TURNING RADIUS | 24 | PAINTED TRUCK TRAIL MARKING SURFACE, CORRESPONDING TO |
| 5 | TYPICAL ACCESSIBLE PARKING STALL, TYPE "A" (3'00" x 5'00") | 25 | EXISTING CURB AS PER SURVEY BY NEW SURVEYORS DATED |
| 6 | TURN (2'40" x 5'00" WITH ACCESSIBLE PARKING STALL AND PAINTED | 26 | STORM STORAGE - REFER TO LANDSCAPE 11 |
| 7 | STRIPPING PER CITY OF BRANDISH MUNICIPAL STANDARDS, SEE DWG. 5/10/00 | 27 | 15m x 9m DOWN GRACE (TYP) |
| 8 | EXISTING 100'00" CURB TYPICAL - SEE CIVIL DWGS | 28 | EXISTING EX CHARGER |
| 9 | EXISTING CONCRETE SIDEWALK | 29 | EXISTING EX CHARGER |
| 10 | EXISTING PER DEPARTMENT CONNECTION - SAWCUT | 30 | FENCEABLE FENCES |
| 11 | 35'00" LANDSCAPE BUFFER | | |
| 12 | LANDSCAPE AREA, SEE LANDSCAPE DWGS | | |
| 13 | OUTLINE OF REAR DRIVE | | |
| 14 | EXISTING SIDEWALK, SEE EXISTING ASPHALT | | |
| 15 | HATCHED AREA DENOTES NEW ASPHALT | | |
| 16 | EXTENT OF 0.3M ROAD WIDENING CONFORMANCE | | |
| 17 | EXISTING SITE ENTRANCE | | |
| 18 | NEW CONCRETE SIDEWALK | | |
| 19 | PER ACCESS ROUTE W/ 12'00" TURN RADIUS (SEE DWG. 5/10/00) | | |
| 20 | BUILDING SETBACK AS PER ZONING BY-LAW 204-2010 SECTION 31.1 | | |
| 21 | NEW PAINTED ROAD MARKING (SEE DWG. 5/10/00) | | |
| 22 | NEW PAINTED ROAD MARKING (SEE DWG. 5/10/00) | | |
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| 78 | NEW PAINTED ROAD MARKING (SEE DWG. 5/10/00) | | |
| 79 | | | |

- ## SITE LEGEND
- | | |
|--|--|
|  | NEW ASPHALT (HATCHED) |
|  | EXISTING ASPHALT (HATCHED) |
|  | LANDSCAPE AREA (HATCHED) |
|  | NEW PAVING SPACES (HATCHED) |
|  | SNOW STORAGE AREA |
|  | DECEMBER TABLE MARKING SURFACE (HATCHED) |
|  | FIRE ACCESS ROUTE MIN 12.0M TURNING RADIUS |
|  | SNAMES CONNECTION (DEEP LOCATION W/OUT DIMS) |
|  | NOISE BARRIER |
|  | ELECTRICAL VEHICLE AREA PAVING |
|  | ELECTRICAL VEHICLE PARKING SPACE |
|  | BARRIER-FREE PARKING SPACE |
|  | PAINTED BARRIER-FREE PARKING SPACE MARKING |
|  | NEW LOT USE AFTER 40M ROAD WIDENING CONVEYANCE |
|  | LANDSCAPE BUFFER LINE |





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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(CRS85)(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 (CGVD2011) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
CP DENOTES CONCRETE PIN
M DENOTES MEASURED
P1 DENOTES PLAN 43M-772
P2 DENOTES SURVEY BY BENNETT YOUNG LTD., O.L.S. DATED JULY 11, 1997 (97200PIA)
1709 DENOTES L.C.J. MILLESSE, O.L.S.
BL DENOTES BOLLARD
CB DENOTES CATCH BASIN ELEVATION AT TOP CENTRE
CF DENOTES CHAIN LINK FENCE
DSE DENOTES DOOR SILL ELEVATION
FH DENOTES FIRE HYDRANT
GM DENOTES GAS METER
GSE DENOTES GARAGE SILL ELEVATION
MH DENOTES MAINTENANCE HOLE ELEVATION AT CENTRE
PIL DENOTES PILLAR
S DENOTES SIGN
TB DENOTES TERMINAL BOX
WK DENOTES WATER KEY
WV DENOTES WATER VALVE
T DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
D DENOTES DECIDUOUS TREE W/TRUNK DIAMETER

BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED.
ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

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.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-68466

INTEGRATION DATA
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CRS85)(2010).

URBAN ACCURACY PER SEC. 14(2), O. REG. 216/70	POINT ID	NORTHING	EASTING
A	4846262.95	607726.54	
B	4846418.92	607754.33	

CAUTION: COORDINATE VALUES IN THIS PLAN ARE BASED ON THE DATUM OF THE CANADIAN GEODETIC VERTICAL DATUM (CGVD2011).

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PARTY CHIEF: KIRBY/BRANN BY: CHECKED BY: TG, IPLOT DATE: FEB. 12, 2024
FILE NAME: A-044846-PDS-TOPO-VA-1 Supra available at ProdsInfo@ibwsurveyors.ca

Zoning Non-compliance Checklist

File No.
A-2025-0044

Owner: TAK INVESTMENTS LTD
Address: 14 ABACUS RD
Zoning: M1-1536
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT	To permit an office building addition, having a building height of 13.26m,	whereas the by-law permits a maximum building height of 10.00 m.	1536.2 (d)
GFA			
COVERAGE	To permit a lot coverage of 36.7%,	whereas the by-law permits a maximum lot coverage of 35%.	1536.2 (c)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING & LOADING	To permit a total of 119 parking spaces	whereas the by-law requires a minimum of 133 parking spaces.	20.3
	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 sq m	30.4 (a)
SCHEDULE "C"	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 (0.38m in the rear yard),	whereas the by-law requires 7m of landscape open space located in accordance with Schedule 'C' - Section 1536	1536.2 (e)

Philip Gaspar
Reviewed by Zoning

April 22, 2025
Date