

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-2025-0044
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, 4th 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. 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 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, 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.

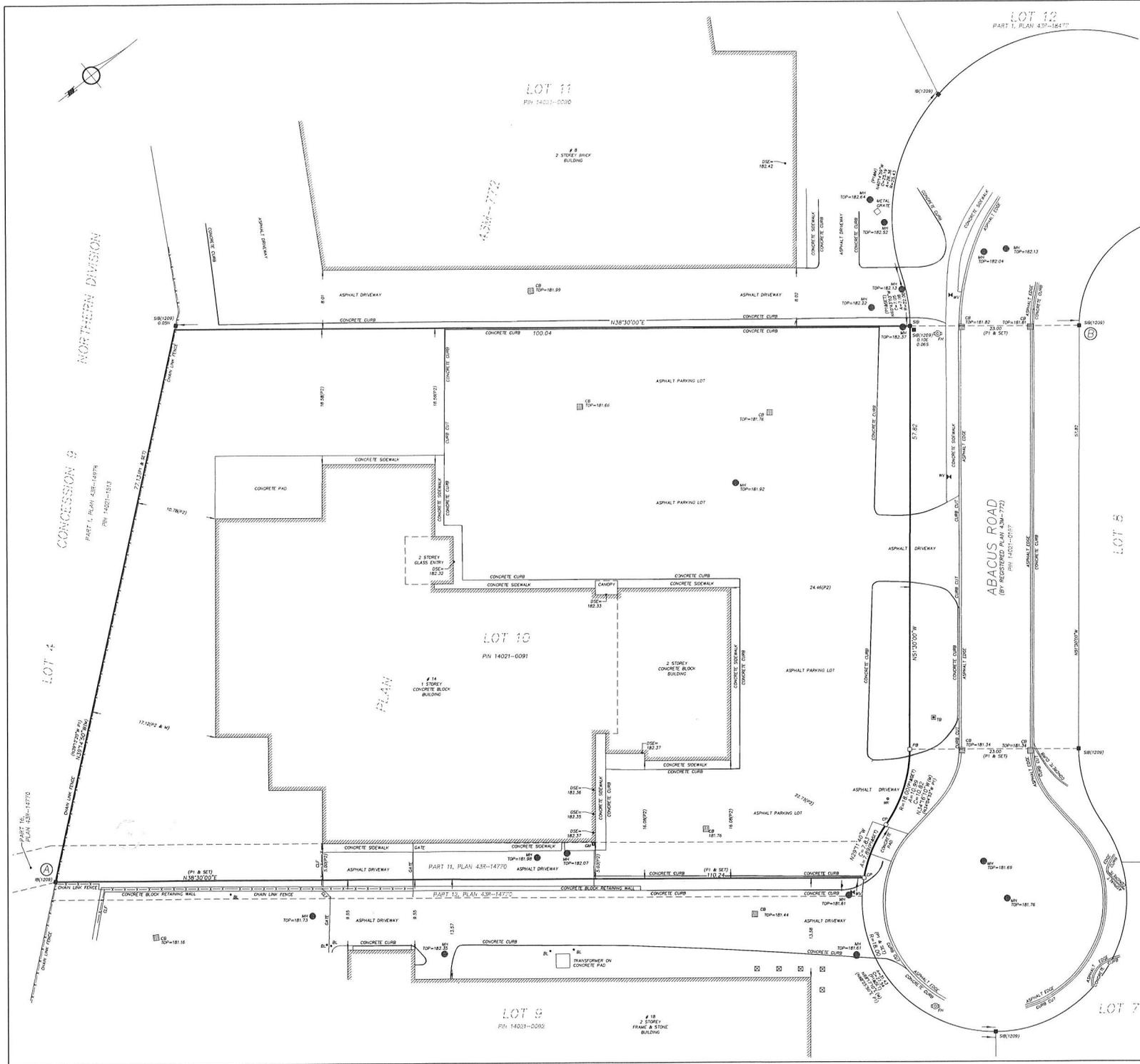
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 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



COPYRIGHT © IBW SURVEYORS LTD. 2024
 PLAN OF SURVEY WITH TOPOGRAPHIC DETAIL OF LOT 10, PLAN 43M-772, CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL
 SCALE 1: 250 METRES
 0 1 2 3 4 5 10 20

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(CRS)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 GRID 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 HEREIN 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)
 - 1209 DENOTES L.C.J. MILLESSE, O.L.S.
 - BL DENOTES BOLLARD
 - CB DENOTES CATCH BASIN ELEVATION AT TOP CENTRE
 - CF DENOTES CHAIN LINK FENCE
 - DOE DENOTES DOOR SILL ELEVATION
 - CPH DENOTES FIRE HYDRANT
 - GM DENOTES GAS METER
 - GSE DENOTES GARAGE SILL ELEVATION
 - BH DENOTES MAINTENANCE HOLE ELEVATION AT CENTRE
 - P DENOTES PILLAR
 - S DENOTES SIGN
 - IB DENOTES TERMINAL BOX
 - W DENOTES WATER KET
 - M DENOTES WATER VALVE
 - TR DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
 - DC DENOTES 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.P. GARDEN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER Y-684806

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(CRS)2010.	
URBAN ACCURACY PER SEC. 14(2), OREG. 218/10.	
POINT ID	NORTHING
A	484262.95
B	607726.54
C	607724.33
ELECTRIC BOLLARDS ARE SHOWN IN RED AND ARE TO BE CONSIDERED OBSTACLES UNDER 300 MM	


 IBWSURVEYORS.COM | 1.800.667.0496
 PARTY SHEET: X22 | DRAWN BY: DM | CHECKED BY: TG | PLOT DATE: FEB. 12, 2024
 FILE NAME: A-044648-POS-TOPO_V3 | LOGON: scs@ibw.ca | PROJECT: 10010000000000000000