

FILE NUMBER: A-2025-0036

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)

GURMAT BIBEK PARCHAAR SOCIETY

Address

6-139 DEVON RD BRAMPTON, ON, L6T5L8

Phone #

416-543-5033

Fax #

Email

MANINDERK@GMAIL.COM

2.

Name of Agent

PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)

Address

19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

Phone #

437-888-1800

Fax #

Email

APPLICATIONS@NOBLELTD.CA

3.

Nature and extent of relief applied for (variances requested):

-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED
USE IN UNIT 6
-TO PERMIT 72 PARKING SPACES,
-TO PERMIT 2 ACCESIBLE PARKING SPACES,

4.

Why is it not possible to comply with the provisions of the by-law?

WHEREAS 83
PARKING SPACES ARE REQUIRED
WHEREAS
4 ACCESSIBLE PARKING SPACES ARE REQUIRED

5.

Legal Description of the subject land:

Lot Number

Plan Number/Concession Number

460

Municipal Address

6.

Dimension of subject land (in metric units)

Frontage

N/A

Depth

N/A

Area

N/A

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.)

N/A

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

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

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

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 Brampton
THIS 24 DAY OF March, 20 25.

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, Maninder Kambaj, OF THE City OF BRAMPTON
IN THE Region OF Peel 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 Region OF
Peel THIS 24 DAY OF
March
Mercelyn Osayamen Osaze
A Commissioner etc.
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2026
A Commissioner etc.

Maninder Kambaj

Signature of Applicant or Authorized Agent

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 March 24, 2025

Date Application Deemed
Complete by the Municipality

Mercelyn



BRAMPTON
Flower City

**Planning and Development Services
Building Division**

8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

NOTICE OF PERMISSION TO CONSTRUCT

Where acquisition of the building permit and the proposed construction are being undertaken by other than the owner, this form shall be completed and returned to the Building Division prior to the issuance of a permit. In the case of a unit in a condominium where work proposed affects the common elements of the building, permission to construct is required from the Condominium Corporation.

Date: 07/Feb/2025

To: The Chief Building Official,
City of Brampton, Building Division
8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

Telephone #905-874-2401

Fax# 905-874-2499

Re: Building Permit Application #

☐ Unit Finish ☐ Interior Alteration ☐ Other (describe)

Location: 139 Devon Road 6
Street Unit / Suite

Owner of Property: Maninder Kamboj

Name of Business: GURMAT BIBEK PARCHAAR SOCIETY

This will confirm the consent of the property owner for the tenant / occupant or unit owner to acquire the necessary permits and to complete the proposed construction at the above noted location.

Yours truly,

☐ **Property Owner**

MAININDER KAMBOJ

DIRECTOR

416-543-5033

(Signature)

(Title)

(Phone)

maninderk@gmail.com

maninderk@gmail.com

(Print Name)

(Email)

or

☐ **Condominium
Corporation**
#

(Signature)

(Title)

(Phone)

(Print Name)

(Email)

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: ^{Unit} (139 #6) Devon Road BRAMPTON

I/We, MANINDER KAMBOJ (GURMAT BIBEK PARCHAAR SOCIETY)
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 7th day of Feb, 2025

Maninder Kamboj
(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.

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

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: #6
139 Devon Road BRAMPTON

I/We, Maninder Kambay (GURMAT BIBEK PARCHAAR SOCIETY)
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd

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 7th day of Feb, 2025

Maninder Kambay
(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.

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.

UNIT #	USES	BUSINESS NAME	AREA (sqm)	REQUIRED 1 per SQM	PARKING SPACES REQUIRED
139 DEVON RD					
1	CATERING SERVICES	MERCY'S CATERING SERVICES	141.77	60	3
2	METAL MACHINERY WAREHOUSE	2740140 ONTARIO INC.	111.48	60	2
3	OFFICES	COMPLIANCE MENTORZ INC.	152.36	25	7
4	BUILDING MATERIALS	GOLDTRUST INC.	181.53	91	2
5	RENOVATION/ REMODELLING	DS KITCHEN& WASHROOM RENO.	181.53	91	2
6	GURUDWARA	GURMAT BIBEK VIDYALA	339.18	23	15
6	PLACE OF WORSHIP (WORSHIP AREA)		24.15	8.4	3
7	CHURCH ADMIN. OFFICE	REDEEMED CHRISTIAN CHURCH	181.53	25	8
8	VEHICLE TINTING SERVICES	2525045 ONTARIO INC.	181.53	18	11
9	MACHINES WAREHOUSE	2754907 ONTARIO INC.	181.53	90	3
10	MACHINES WAREHOUSE	SIMON BROTHERS CONSTRUCTION LTD.	141.67	90	2
135 DEVON RD					
11.12	VACANT		1,479.60	60	25
					83
	ACCESSIBLE PARKINGS REQUIRED		4		
	ACCESSIBLE PARKINGS PROVIDED		2		

139 DEVON RD
UNIT- 6

MINOR VARIANCE

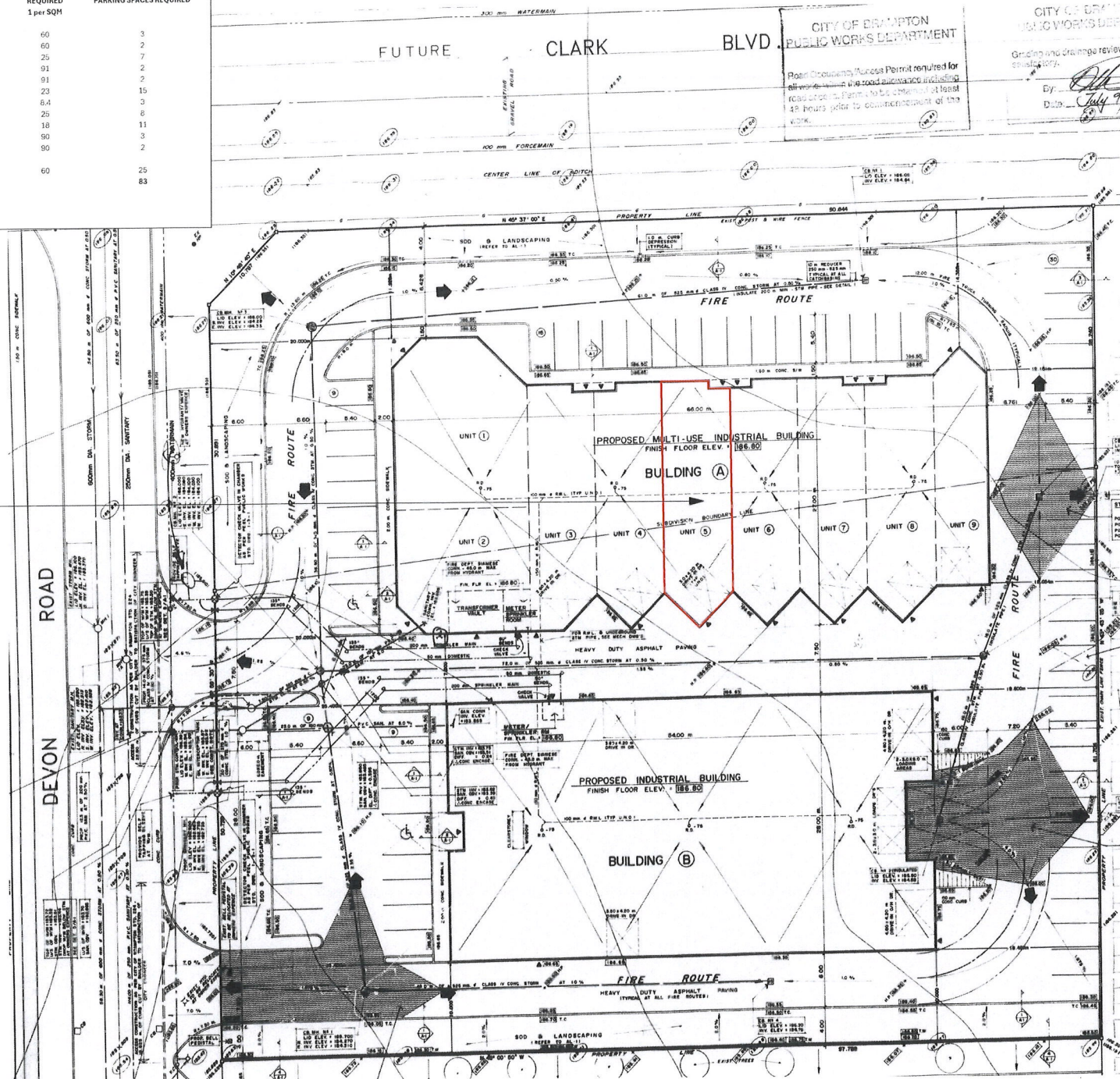
-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED
USE IN UNIT 6

-TO PERMIT 72 PARKING SPACES, WHEREAS 83
PARKING SPACES ARE REQUIRED

-TO PERMIT 2 ACCESSIBLE PARKING SPACES, WHEREAS
4 ACCESSIBLE PARKING SPACES ARE REQUIRED

UNIT 6

GROUND FLOOR AREA: 1,954 SF (181.53 SQM)
MEZANINE FLOOR AREA: 1,697 SF (157.65 SQM)



TOTAL PARKINGS AVAILABLE: 72 SPACES
ACCESSIBLE PARKING AVAILABLE: 2 SPACES

The undersigned has reviewed and taken
responsibility for this design and has
qualifications and meet the requirements
set out in the Ontario Building Code to be a
designer

QUALIFICATION INFORMATION
(Required unless design is exempted under
3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

S. S. S.

FIRM	BCIN
Noble Prime Solutions Ltd	118716

FEB 24/25

01 ISSUED FOR PERMIT	FEB 24/25
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ADDRESS:
139 DEVON RD
(UNIT 6)
BRAMPTON, ON

DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER:	25C-31356

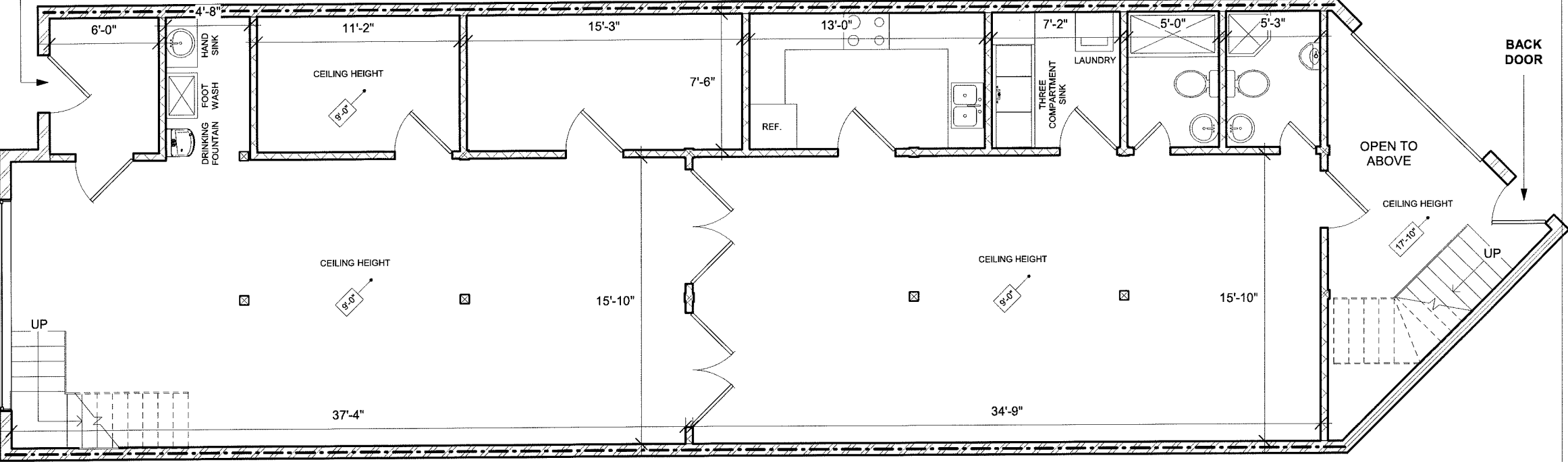
**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: FEB 24/25	DWG No:
SCALE:	A2.5

SITE PLAN

ENTRANCE

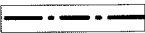
MAINTAIN EXISTING FIRE SEPARATION



BACK DOOR

GROUND FLOOR AREA: 1,954 SF (181.53 SQM)

LEGEND



EXISTING FIRE SEPARATION TO REMAIN



NEW SURFACE WALL MOUNTED FIRE EXTINGUISHER 'FE' AS SPECIFIED. CO-ORDINATE LOCATION AND MOUNTING HEIGHT WITH FIRE MARSHALL AND BUILDING INSPECTOR. TYPICAL.



FIRE ALARM BELL

GROUND FLOOR PLAN

DRAWN BY: NK
CHECKED BY: TR
PROJECT NUMBER: 25C-31356

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER BCIN
Tanvir Rai 103482

Signature

FIRM BCIN
Noble Prime Solutions Ltd 118716

FEB 24/25

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ADDRESS:
139 DEVON RD
(UNIT 6)
BRAMPTON, ON

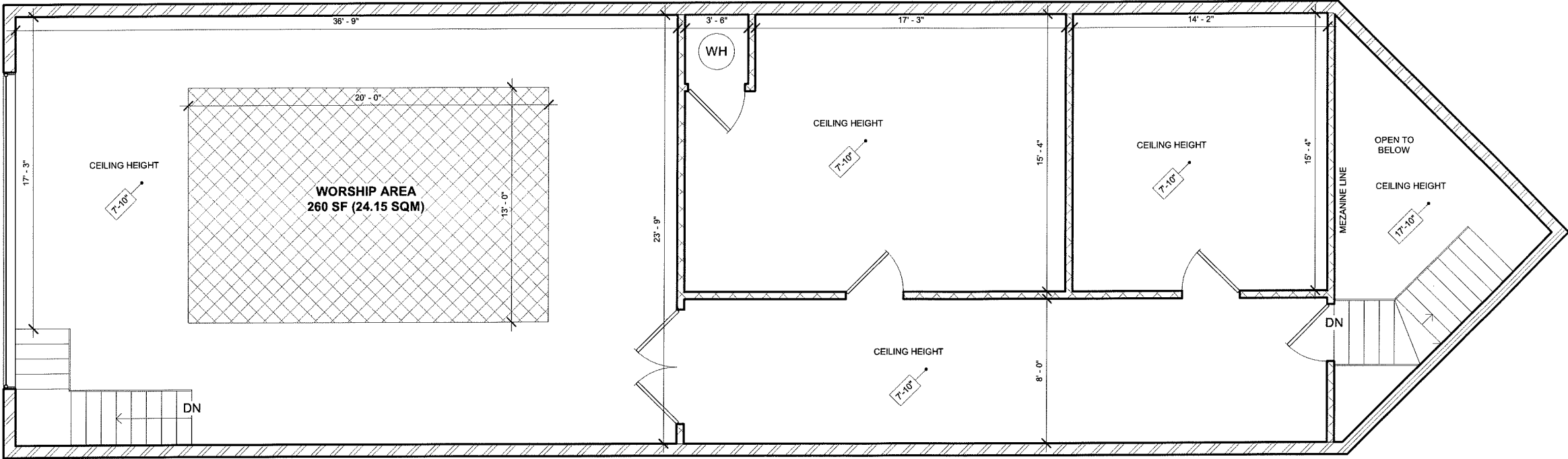
NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobletd.ca
(437) 888 1800

01 ISSUED FOR VARIANCE FEB 24/25

DATE: FEB 24/25

SCALE: 3/16" = 1'-0"

A3



MEZANINE FLOOR AREA: 1,697 SF (157.65 SQM)

MEZANINE
FLOOR PLAN

DRAWN BY: NK
CHECKED BY: TR
PROJECT NUMBER: 25C-31356

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER BCIN
Tanvir Rai 103482

[Signature]

FIRM BCIN
Noble Prime Solutions Ltd 118716

FEB 24/25

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**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobleltd.ca
(437) 888 1800

01 ISSUED FOR VARIANCE FEB 24/25

DATE: FEB 24/25
SCALE: 3/16" = 1'-0"
DWG No: A3.5

Zoning Non-compliance Checklist

File No.
A-2025-0036

Applicant: Pavneet Kaur
Address: 6-139 Devon Rd
Zoning: M3-1529
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a place of worship in Unit 6,	whereas the by-law does not permit the use.	1529.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2025/03/19

Date

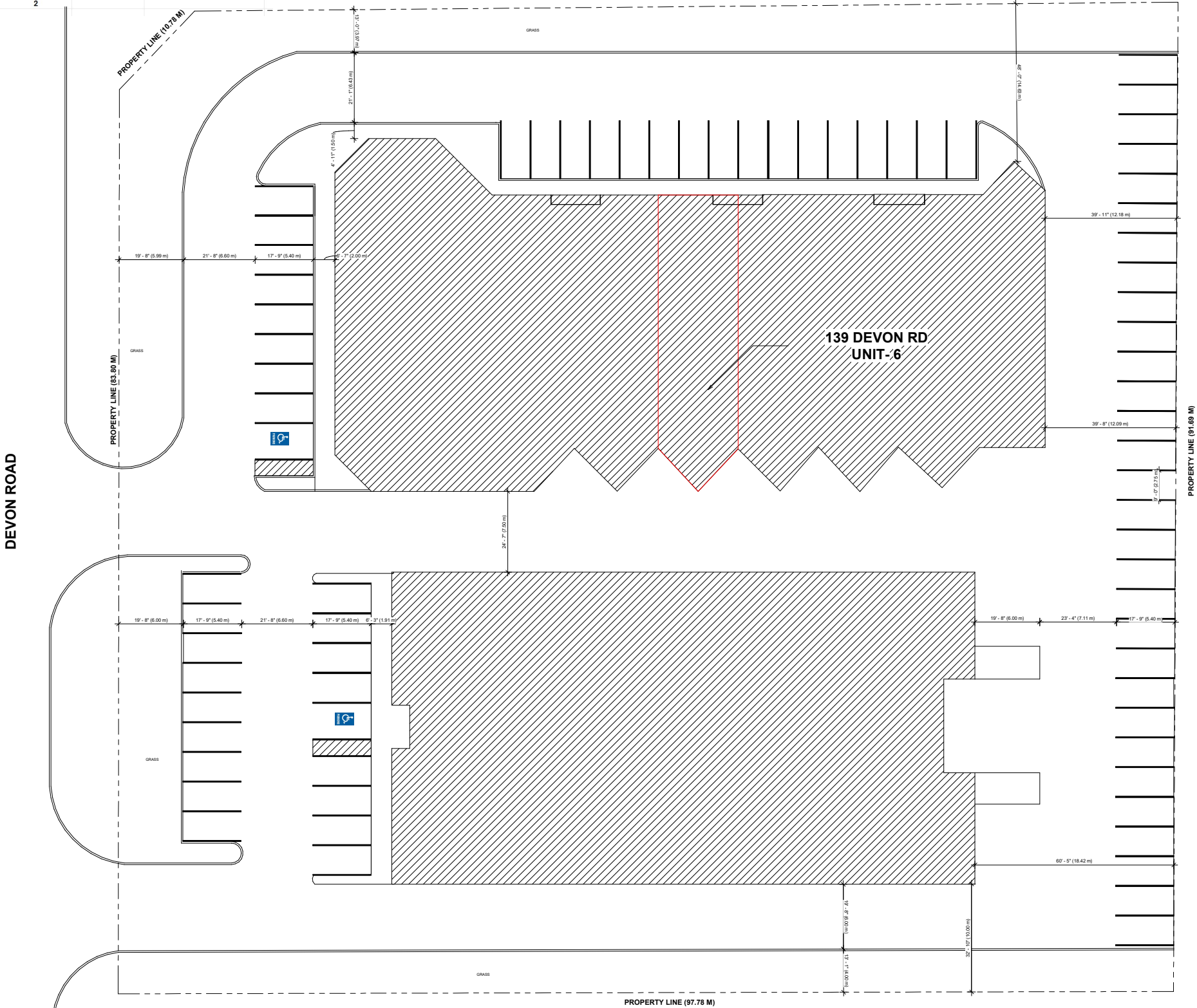
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11,12	VACANT		1,479.60	60	25
					83
	ACCESSIBLE PARKINGS REQUIRED		4		
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MINOR VARIANCE

-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED USE IN UNIT 6

-TO PERMIT 72 PARKING SPACES, WHEREAS 83 PARKING SPACES ARE REQUIRED

-TO PERMIT 2 ACCESIBLE PARKING SPACES, WHEREAS 4 ACCESSIBLE PARKING SPACES ARE REQUIRED



DEVON ROAD

TOTAL PARKINGS AVAILABLE: 72 SPACES
ACCESSIBLE PARKING AVAILABLE: 2 SPACES

UNIT 6
GROUND FLOOR AREA: 1,954 SF (181.53 SQM)
SECOND FLOOR AREA: 1,697 SF (157.65 SQM)

NOBLE PRIME
SOLUTIONS LTD.

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.

info@nobleltd.ca
(437) 888 1800

DRAWN BY:	NK	CHECKED BY:	JB
PROJECT NUMBER:			

ADDRESS:
139 DEVON RD
(UNIT 6)
BRAMPTON, ON

SITE PLAN

Project number	25C-31356
Date	FEB 24/25
Drawn by	Author
Checked by	JB

A2.5

Scale	1" = 10'-0"
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Technical Memorandum

To: CN Rail – Property Management Department
From: Maninder Kamboj, P.Eng., General Secretary
Organization: Gurmat Bibek Parchaar Society
Address: 139 Devon Road, Unit 6, Brampton, ON
Date: June 27, 2025
Subject: Response to CN Comments – Minor Variance Application for 139 Devon Road, Unit 6, Brampton

Dear CN Rail Team,

We are writing in response to your recent comments regarding our Minor Variance Application submitted to the City of Brampton for the property located at **139 Devon Road, Unit 6, Brampton**, currently occupied by **Gurmat Bibek Parchaar Society**.

We appreciate your review of the application and would like to address the concerns raised, as well as provide important context regarding our history and operations:

1. Longstanding Use and Occupancy History

Gurmat Bibek Parchaar Society has been operating as a place of worship at this location since 2014. When we acquired the unit, it was previously occupied by a church serving a similar purpose, which gave us confidence that our continued religious use aligns with the established character of the property.

We have since maintained respectful and consistent use of the unit in harmony with the surrounding community and existing land uses, including the proximity to the CN rail corridor.

.

2. Building Location and Setbacks

The building and all associated use are located within the existing industrial unit envelope, at a safe distance from the CN corridor. No new construction, additions, or physical modifications are proposed as part of this application.

Our specific unit is physically separated from the rail corridor by the adjacent units in the same building block. The side and rear walls of neighboring units act as a barrier, and

importantly, **our front entrance and windows do not face the rail yard**. This design significantly reduces any direct exposure to rail-related impacts such as noise or vibration.

For further clarity, we have attached a **site plan/sketch** indicating the **location and orientation of our unit, including all openings**, relative to the CN corridor.

3. Noise and Vibration Mitigation

There are **two entry doors** to our unit, and the **area where prayers and religious services are performed is located well away from all doors and windows**. This internal layout naturally minimizes exposure to any external noise.

Over the past **11 years of continuous use**, we have **never experienced any disturbances or issues related to noise or vibration** from the adjacent rail yard. Our experience has been that the current separation and construction of the building are more than adequate for our type of use.

4. Access and Easements

We wish to highlight the **difficulty in registering an environmental easement that would apply only to Unit 6**, as the legal parcel encompasses the **entire property**, including **all units 10 units** within the building. Any easement would thus need to include the **whole property title**, which complicates the process and impacts other unit owners.

5. Operational Hours and Frequency of Use

Our place of worship operates **only on weekends (Saturdays and Sundays) between 5:30 a.m. and 12:00 p.m.** On all other days, the premises remain **non-operational** with **no regular gatherings or public use**. Occasionally, we may access the unit for **office work, cleaning, or maintenance**, but these activities are minimal, infrequent, and fully contained within the unit.

This limited schedule further reduces any potential exposure to rail-related impacts and ensures that the property use remains low in intensity.

6. Awareness and Communication of Railway Operations

Our organization is fully aware of the possible operational emissions from the nearby railway that may disturb activities at the property. We will communicate the following warning clause to all event organizers and users of the premises:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 meters from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents and occupants of the buildings in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

Conclusion

We trust that the information above clarifies the scope and context of our application. This is not a new or intensified use, but a continuation of a longstanding institutional function that has operated safely, responsibly, and in harmony with surrounding land uses since 2014.

We remain committed to working cooperatively with CN and the City of Brampton and are happy to provide any additional technical documentation if needed.

Sincerely,

Maninder Kamboj, P.Eng.

General Secretary

Gurmat Bibek Parchaar Society

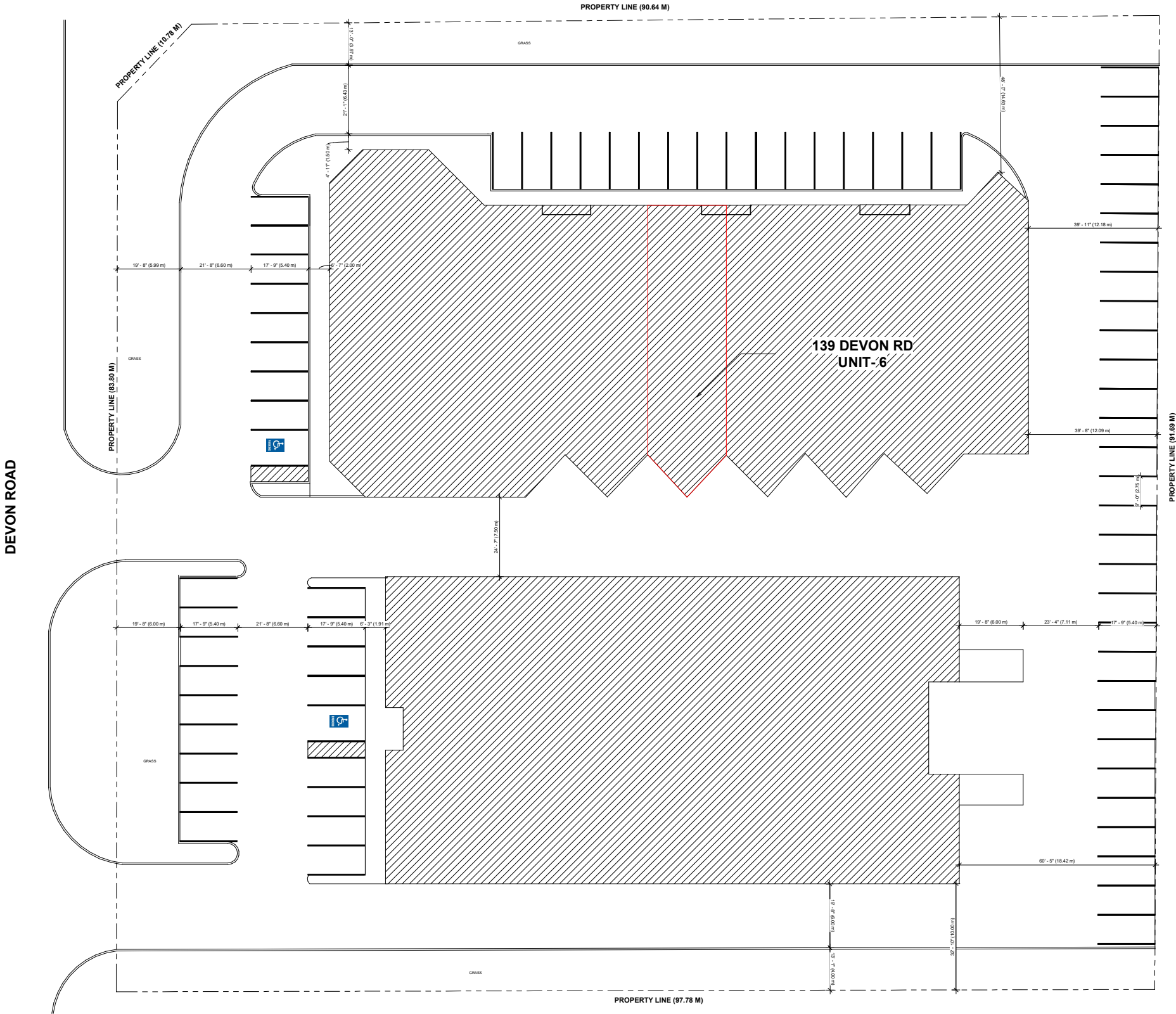
139 Devon Road, Unit 6, Brampton, ON

Phone: 416-543-5033

Email: maninderk@gmail.com

MINOR VARIANCE

-TO PERMIT A PLACE OF WORSHIP AS A PERMITTED USE IN UNIT 6



DEVON ROAD

TOTAL PARKINGS AVAILABLE: 72 SPACES
ACCESSIBLE PARKING AVAILABLE: 2 SPACES

UNIT 6
GROUND FLOOR AREA: 1,954 SF (181.53 SQM)
SECOND FLOOR AREA: 1,697 SF (157.65 SQM)

NOBLE PRIME
SOLUTIONS LTD.

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.

info@nobleltd.ca
(437) 888 1800

DRAWN BY:	NK	CHECKED BY:	JB
PROJECT NUMBER:			

ADDRESS:
139 DEVON RD
(UNIT 6)
BRAMPTON, ON

SITE PLAN

Project number	25C-31356
Date	FEB 24/25
Drawn by	Author
Checked by	JB

A2.5

Scale	1" = 10'-0"
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