



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) 1200635 ONTARIO LIMITED (RAWAN BANTON BRANT)  
Address 158 QUEEN ST EAST  
BRAMPTON, ONTARIO  
Phone # 647.808.0501 Fax #   
Email RAWANB1967@YAHOO.CA

2. Name of Agent AJAY GREWAL  
Address 12-163 BUTTERMILL AVE  
WOODBRIIDGE ONTARIO L4K-3X4  
Phone # 647.529-4805 Fax #   
Email AJAYGREWAL@RENUVBBS.COM

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

- SECOND FLOOR ADDITION OVER EXISTING FOOTPRINT  
- INCREASE TO GFA

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

- THE PROPOSED GFA SURPASSES THE MAXIMUM PERMITTED GFA.  
- THE ZONING PERMITS THE EXISTING GROSS FLOOR AREA THAT EXISTED ON THE DATE OF PASSING OF THIS BY-LAW AMENDMENT, PLUS 10%  $193.1 \text{ m}^2 + 10\% = 212.41 \text{ m}^2$ .

5. Legal Description of the subject land: LOT 19  
Lot Number   
Plan Number/Concession Number   
Municipal Address 158 QUEEN ST EAST BRAMPTON ONT  
L6V-1B2

6. Dimension of subject land (in metric units)  
Frontage 15.97 m.  
Depth 28.88  
Area 467.07 m<sup>2</sup>

7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☐ Other Public Road ☐  
Private Right-of-Way ☐ 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:

OPTOMETRY CENTRE

PROPOSED BUILDINGS/STRUCTURES on the subject land:

290 SFT ADDITION ON AS-IS 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 2-78 m  
Rear yard setback 13-83 m  
Side yard setback 0-89 m  
Side yard setback 3-9 m

PROPOSED

Front yard setback 2-78 m  
Rear yard setback 13-83 m  
Side yard setback 0-89 m  
Side yard setback 3-9 m

0. Date of Acquisition of subject land: NOV-01-1996
1. Existing uses of subject property: OPTICAL RETAIL
2. Proposed uses of subject property: OPTICAL RETAIL
3. Existing uses of abutting properties: COMMERCIAL/RESIDENTIAL
4. Date of construction of all buildings & structures on subject land: ASAP
5. Length of time the existing uses of the subject property have been continued: UNTIL PERMIT RELEASE.

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

☒ Municipal  
Well

Other (specify) \_\_\_\_\_

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

☒ Municipal  
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 # \_\_\_\_\_ 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 19 DAY OF JUNE, 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, RAWAN BANJONG PANITH 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 19 DAY OF

June 2025

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2028.



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

Enforcement Action File Number: \_\_\_\_\_

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

June 19, 2025

Mercelyn


**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: 158 QUEEN ST EAST

I/We, RAWAN BANJONGPORNTH  
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 17 day of JUNE, 2025  
  
(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: 158 Queen St E, Brampton ON, L6V 1B2

I/We, Rawan Banjongpanith  
please print/type the full name of the owner(s)

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

Ajay Grewal  
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.

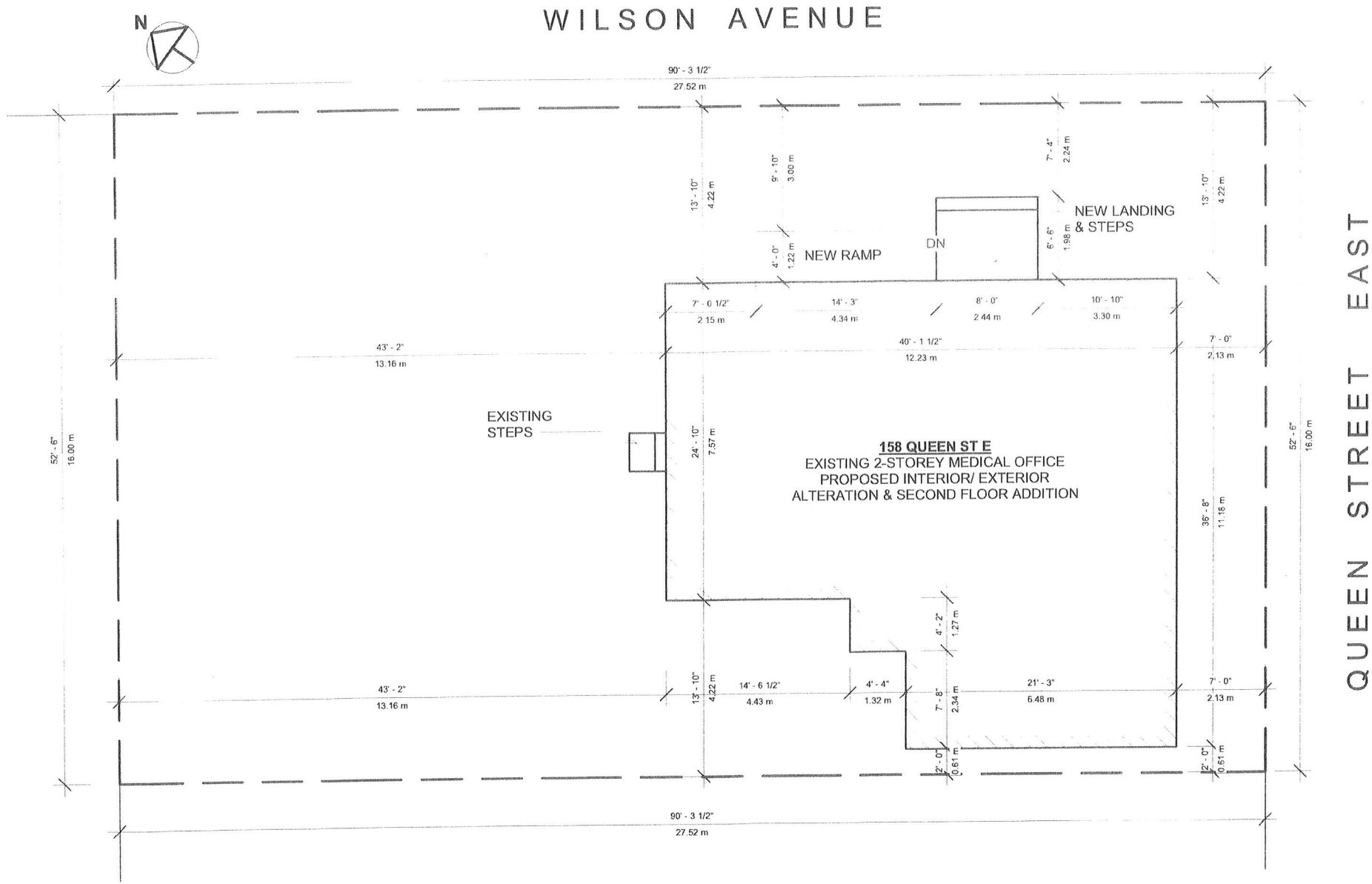
Dated this June day of 17  
, 20\_25\_.

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

Ajay Grewal  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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8. Committee of Adjustment			
8.1	<b>Residential* Minor Variance Applications</b> *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	<b>Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications</b>		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	<b>Consent Applications</b>		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	<b>General Committee of Adjustment Fees</b>		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
<b>Committee of Adjustment Application Refunds:</b> <ul style="list-style-type: none"> <li>• 75% refund if withdrawn prior to internal circulation</li> <li>• 50% refund if withdrawn prior to circulation of public notice of a hearing.</li> <li>• No refund if withdrawn once the circulation of the public notice of a hearing has occurred</li> </ul>			



1

## PROPOSED SITE PLAN

1/8" = 1'-0"



**HNS**  
Engineering Inc.

### NOTES:

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### ADDRESS:

158 Queen St E  
Brampton, ON L6V 1T6

### PROJECT:

ADDITION & RENOVATION

### PROPOSED SITE PLAN

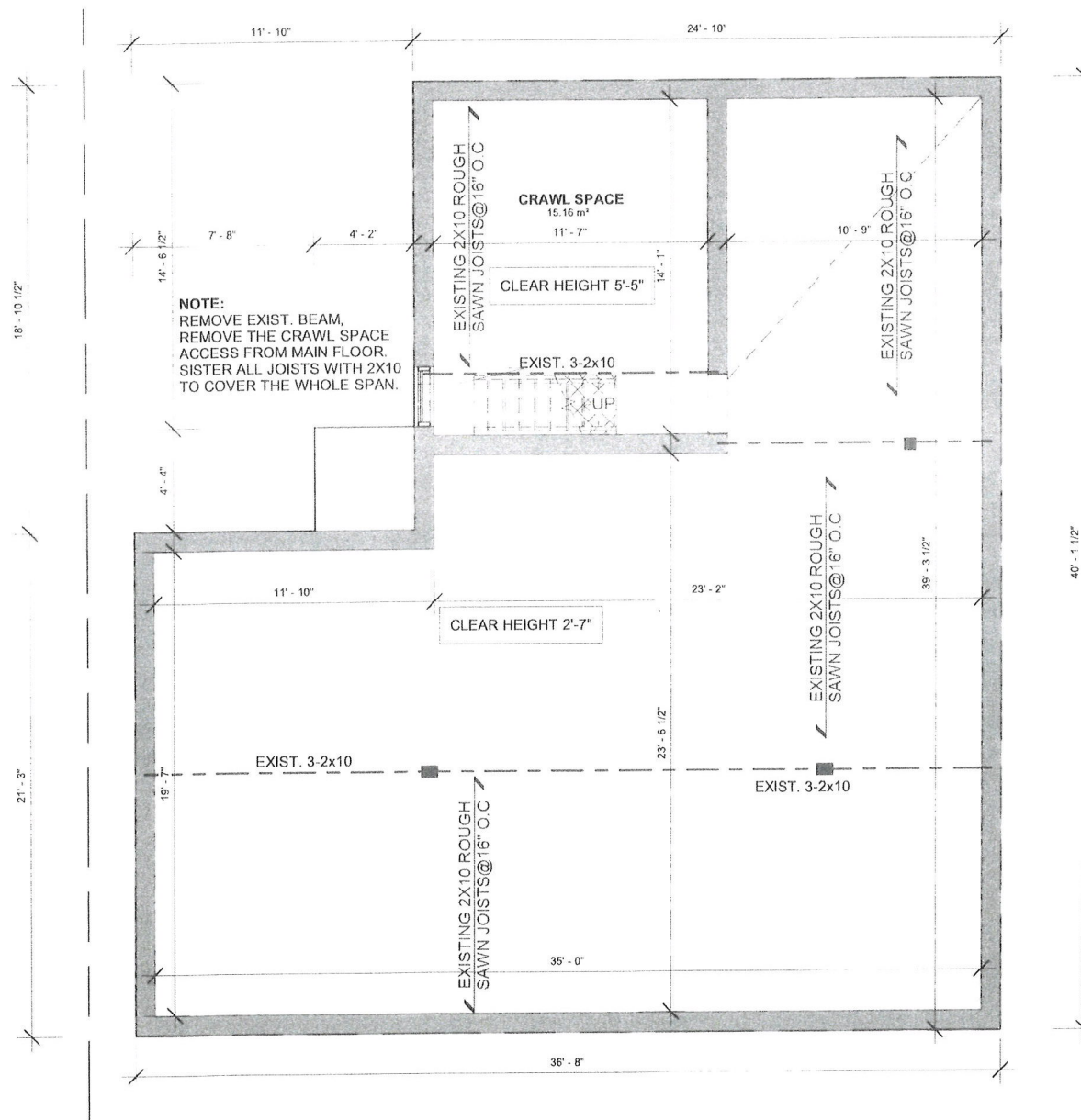
Date: 2025-06-10

Drawn by: S.M

Checked by: S.I

**A100c**

Scale: 1/8" = 1'-0"



1 EXISTING FOUNDATION PLAN  
3/16" = 1'-0"



**HNS**  
Engineering Inc.

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**PROJECT:**  
ADDITION & RENOVATION

**EXISTING  
FOUNDATION PLAN**

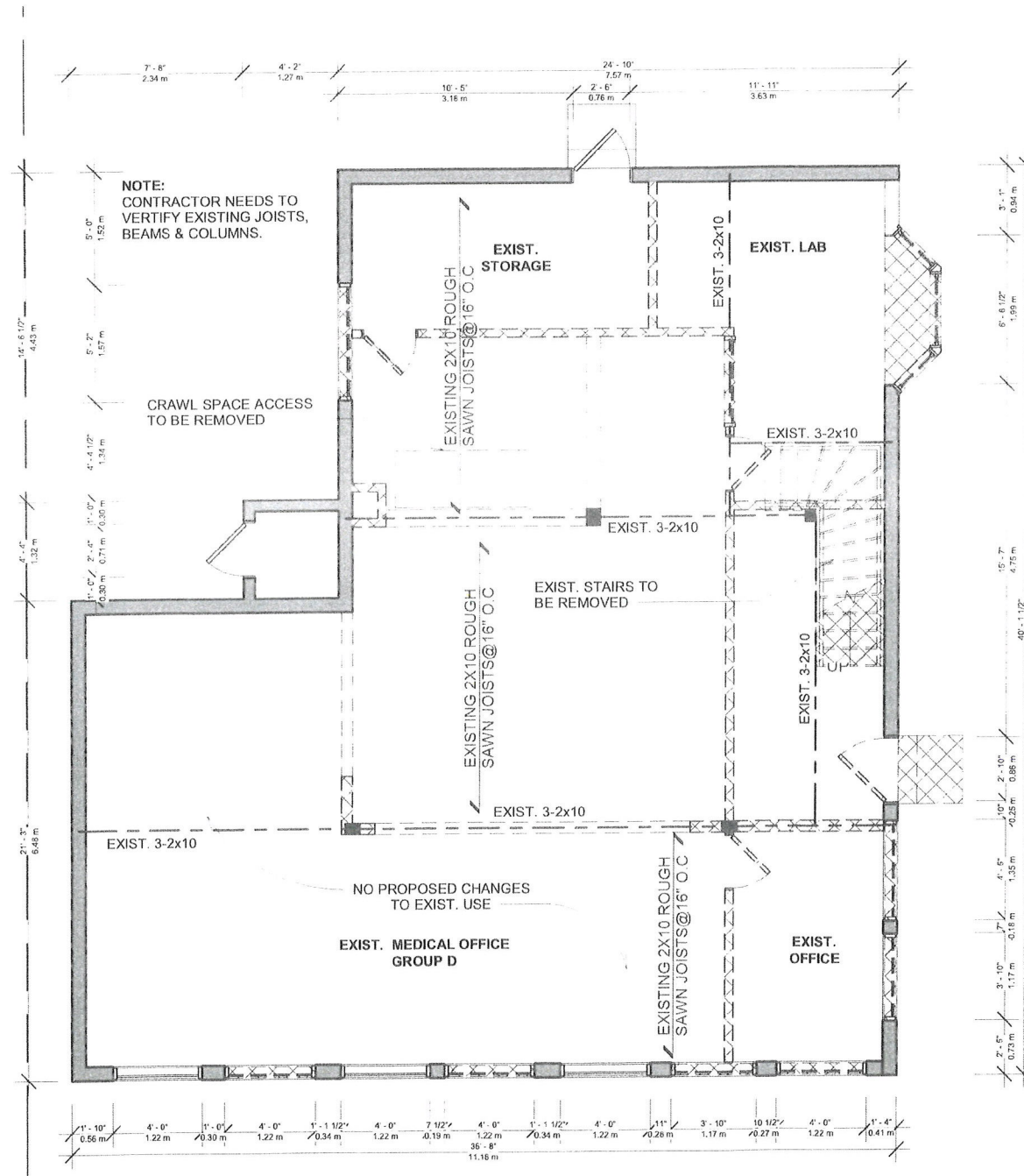
Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.I

**A101**  
Scale: 3/16" = 1'-0"



EXISTING WALL  
TO BE REMOVED

AREA: 1,251 SQ.FT  
CEILING: 8'-4"



1 EXISTING GROUND FLOOR  
3/16" = 1'-0"



HNS  
Engineering Inc.

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Brampton, ON L6V 1T6

PROJECT:

ADDITION & RENOVATION

EXISTING GROUND  
FLOOR PLAN

Date: 2025-06-10

Drawn by: S.M

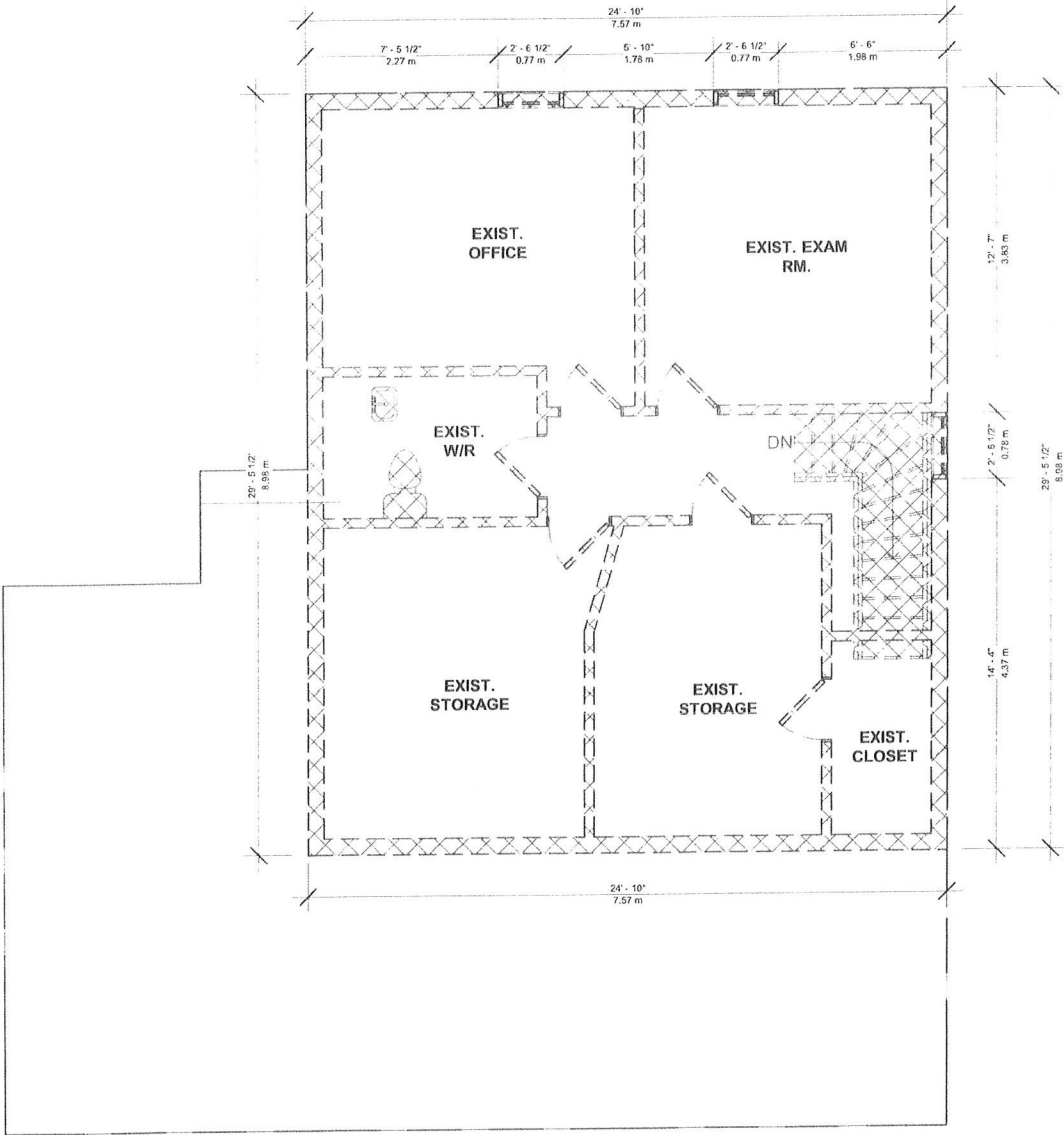
Checked by: S.I

A102

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

EXISTING WALL  
TO BE REMOVED

AREA: 731 SQ.FT  
CEILING: 8'-0"



1 EXISTING SECOND FLOOR  
3/16" = 1'-0"



HNS  
Engineering Inc.

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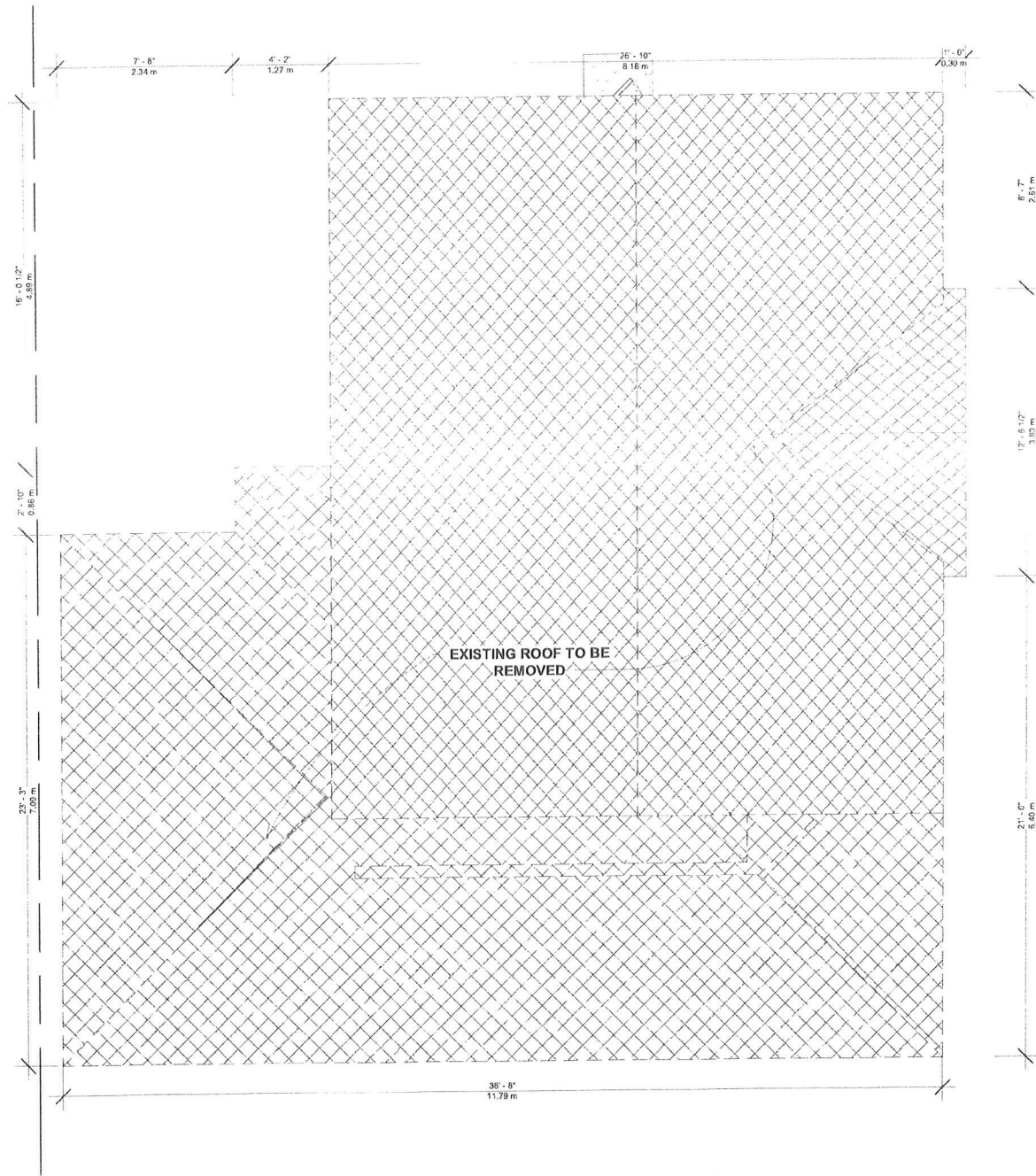
PROJECT:  
ADDITION & RENOVATION

EXISTING SECOND  
FLOOR PLAN

Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.J

A103

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



1 EXISTING ROOF PLAN  
3/16" = 1'-0"



**HNS**  
Engineering Inc.

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**PROJECT:**

ADDITION & RENOVATION

**EXISTING ROOF  
PLAN**

Date: 2025-06-10


Drawn by: S.M

Checked by: S.I

**A104**

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





**HNS**  
Engineering Inc.

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PROJECT:

ADDITION & RENOVATION

**EXISTING FRONT  
ELEVATION**


Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.I

**A105**

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







**HNS**  
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PROJECT:

ADDITION & RENOVATION

**EXISTING RIGHT  
ELEVATION**

Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.I


**A106**

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





**1** EXISTING REAR ELEV.  
3/16" = 1'-0"



**HNS**  
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PROJECT:


ADDITION & RENOVATION

**EXISTING REAR  
ELEVATION**

Date:	2025-06-10
Drawn by:	S.M
Checked by:	S.I

**A107**

Scale:	3/16" = 1'-0"
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HNS  
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PROJECT:  
ADDITION & RENOVATION

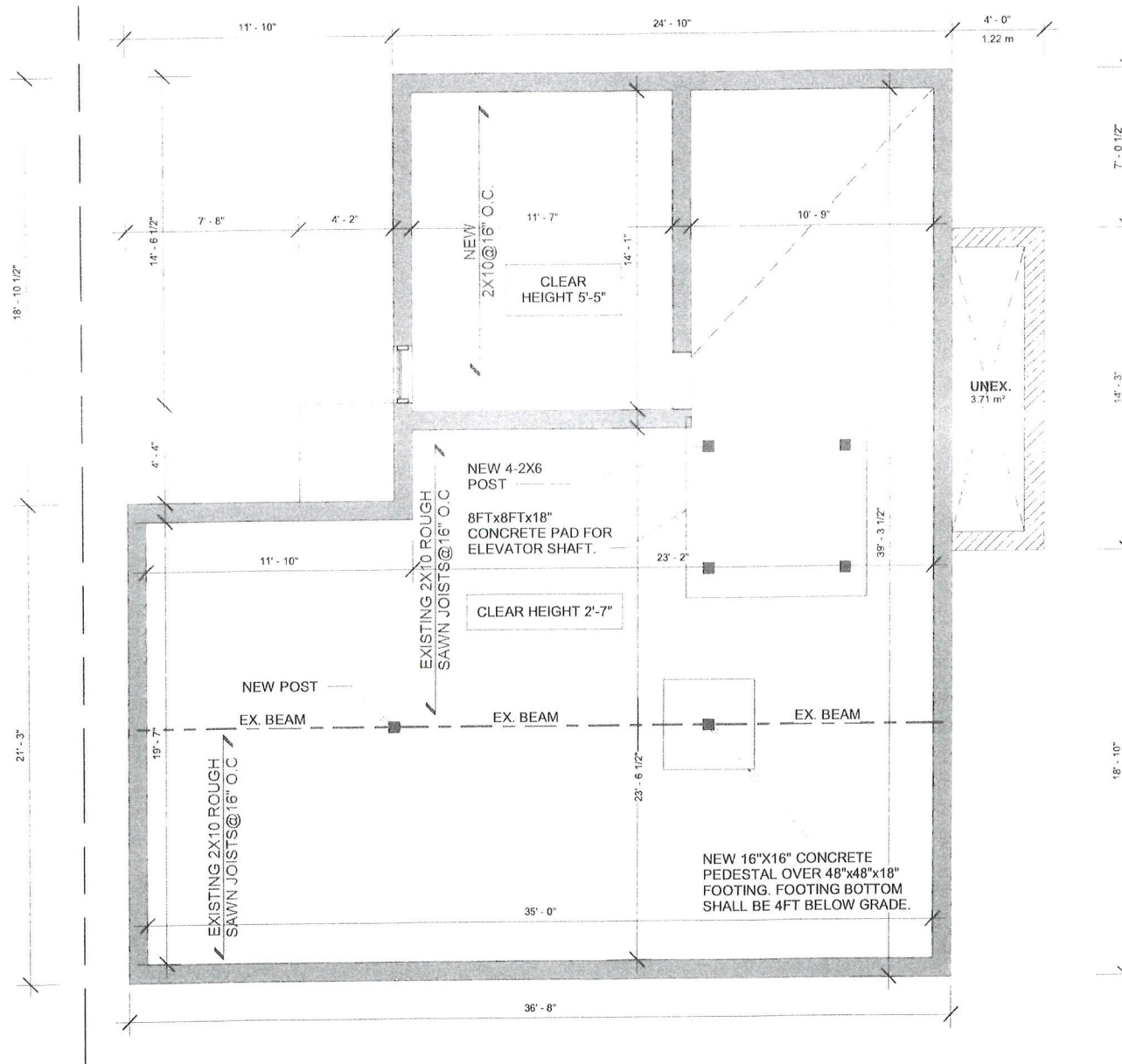
EXISTING LEFT  
ELEVATION

Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.I

A108

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





1 PROPOSED FOUNDATION PLAN  
3/16" = 1'-0"



**HNS**  
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**PROJECT:**  
ADDITION & RENOVATION

**PROPOSED  
FOUNDATION PLAN**  
Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.I  
**A108a**  
Scale: 3/16" = 1'-0"





AREA: 1,251SQ.FT  
CEILING: 9'-1"

J1: EXISTING 2X10 ROUGH SWAN  
JOISTS @16" O.C.

BM1: 3-2X10

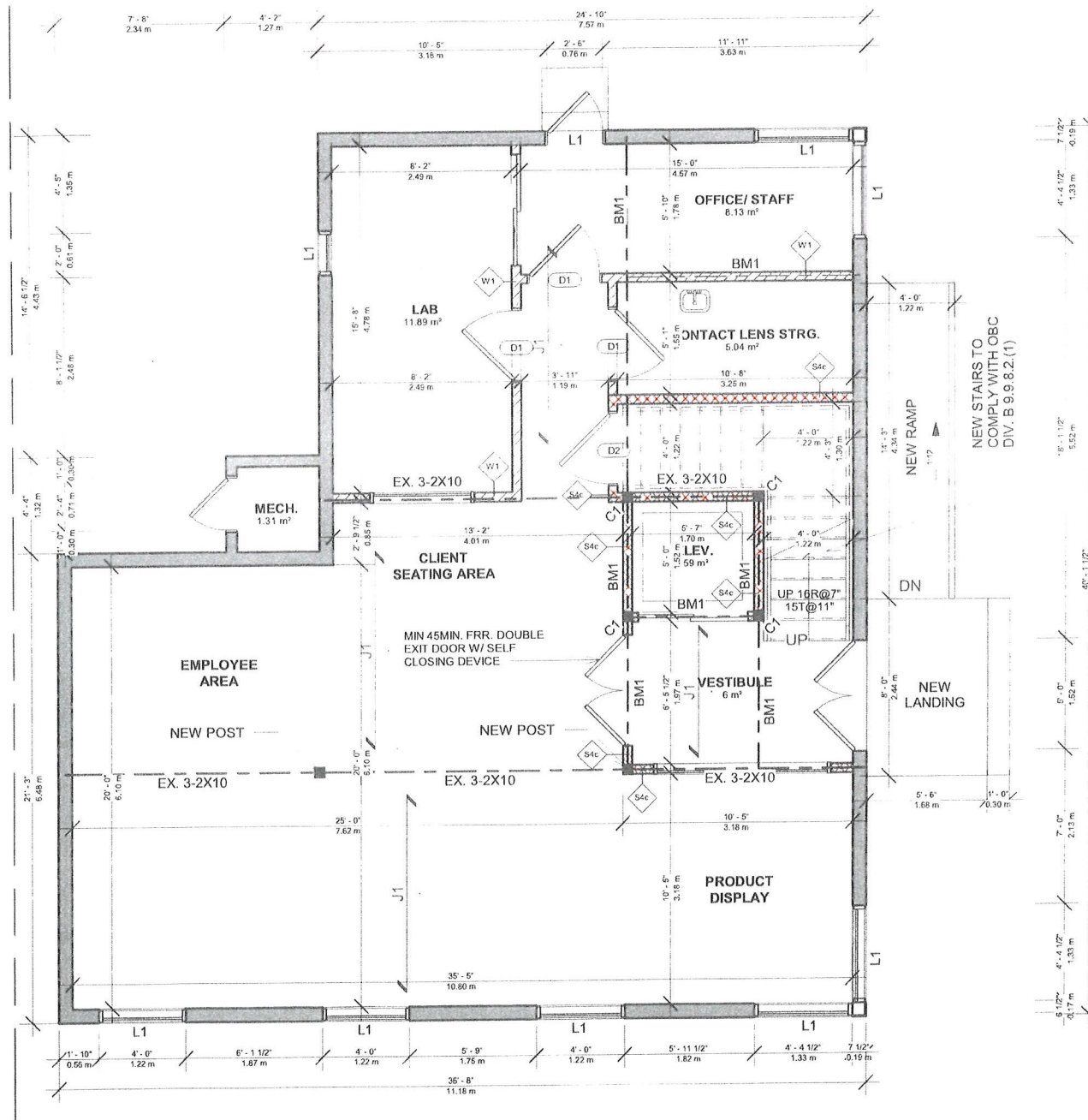
C1: 4-2X6

L1: 3-2X10

L2: 2-2X8

**DOORS:**

D1: 38"X78" WOODEN DR.  
D2: 38"X78" 45 MIN FRR DR



# PROPOSED GROUND FLOOR

1

3/16" = 1'-0"



**HNS**  
Engineering Inc.

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**PROJECT:**

ADDITION & RENOVATION

**PROPOSED GROUND  
FLOOR PLAN**

Date: 2025-06-10

Drawn by: S.M

Checked by: S.I

**A109**

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

- EXISTING WALL  
NEW WALL  
FRR WALL

AREA: 1,248 SQ.FT  
CEILING: 9'-1"

J2: NEW 2X12 ROOF JOISTS @24" O.C.

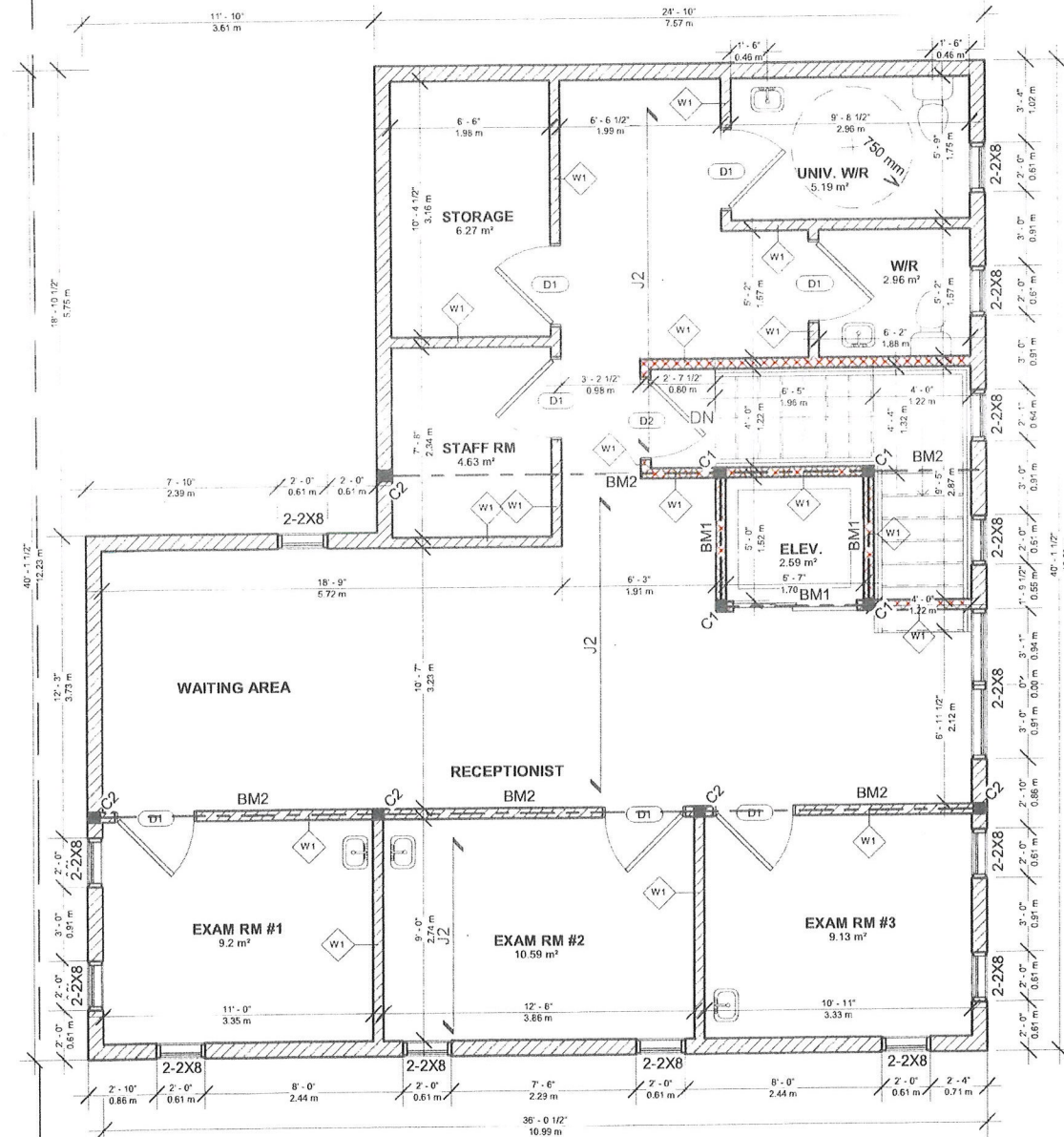
BM1: 3-2X10

BM2: 4-2X12

C2: 3-2X6

DOORS:

D1: 38"X78" WOODEN DR.  
D2: 38"X78" 45 MIN FRR DR



## PROPOSED SECOND FLOOR

1

3/16" = 1'-0"



**HNS**  
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PROJECT:

ADDITION & RENOVATION

### PROPOSED SECOND FLOOR PLAN

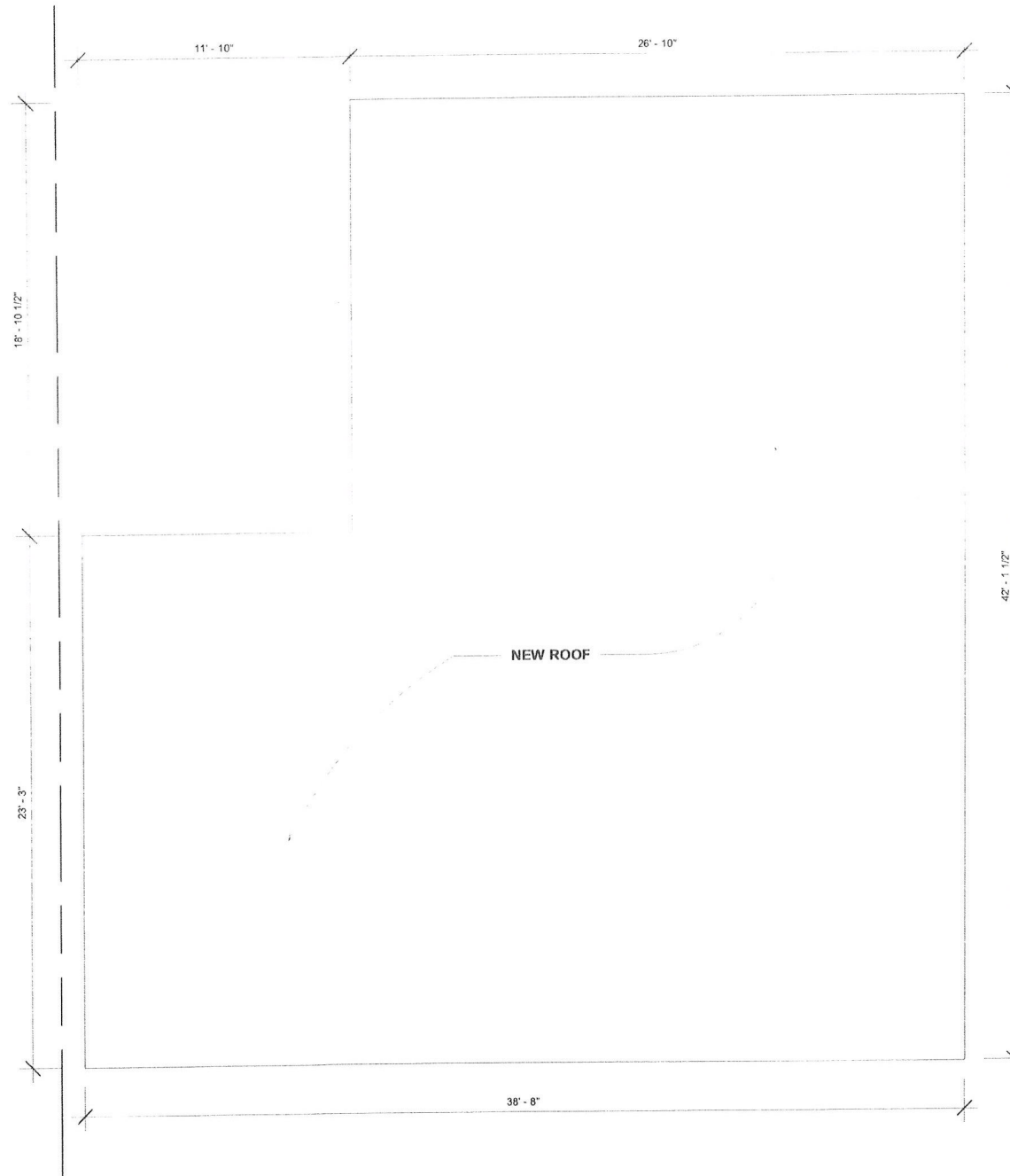
Date: 2025-06-10

Drawn by: S.M

Checked by: S.I

**A110**

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



## PROPOSED ROOF PLAN

3/16" = 1'-0"



**HNS**  
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### ADDRESS:

158 Queen St E  
Brampton, ON L6V 1T6

### PROJECT:

ADDITION & RENOVATION

### PROPOSED ROOF PLAN

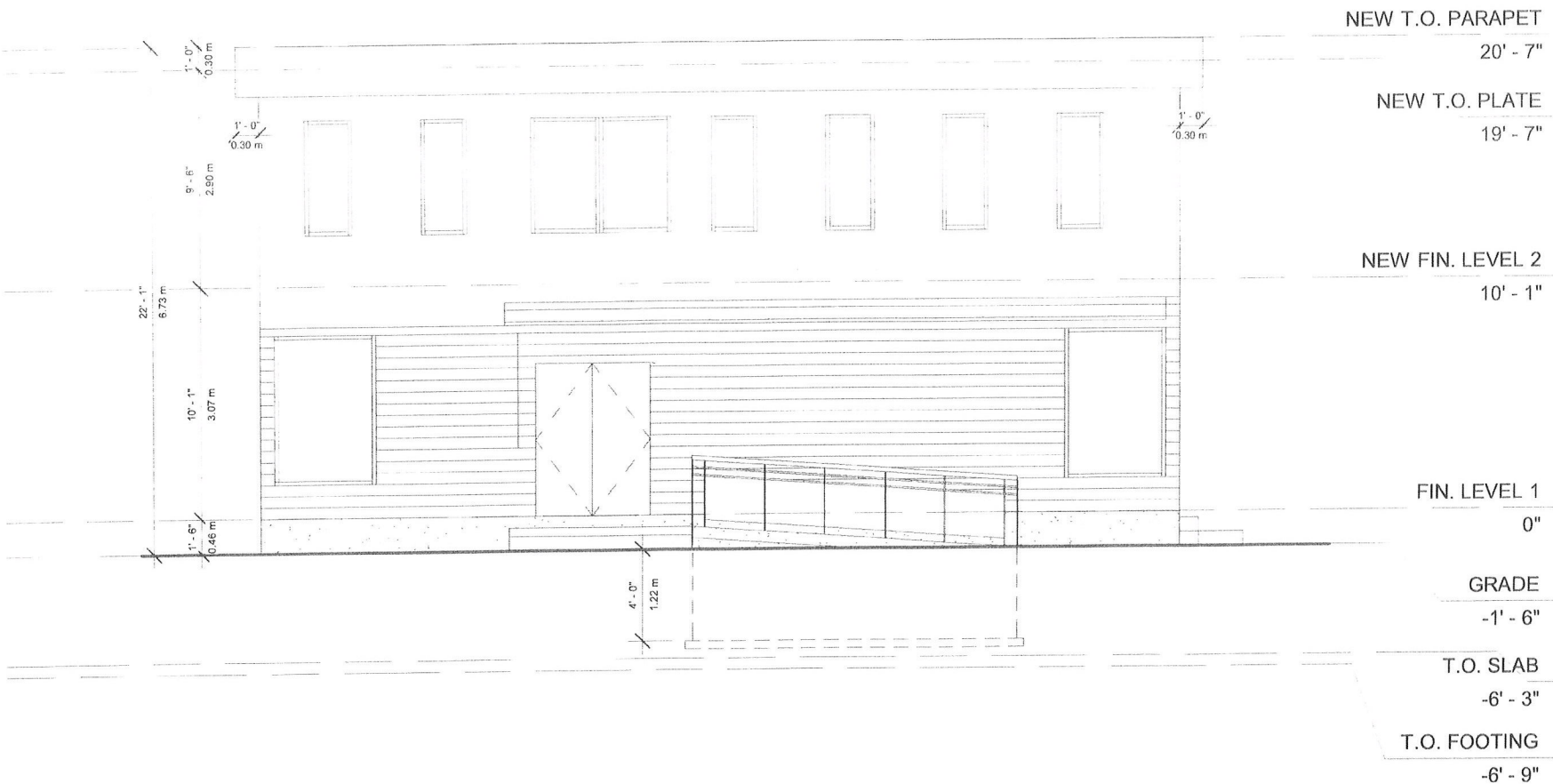
Date: 2025-06-10

Drawn by: S.M


Checked by: S.I

**A111**

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



1 PROPOSED FRONT ELEV.  
3/16" = 1'-0"



**HNS**  
Engineering Inc.

NOTES:  
DRAWINGS MUST NOT BE SCALED.  
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C.  
  
All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components. Unless noted otherwise, no provision has been made in the design for conditions occurring during construction.  
  
It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction. All dimensions are given in Imperial units unless otherwise indicated.  
  
All drawings are the property of the Architect / Designer & must be returned upon request.

ADDRESS:  
158 Queen St E  
Brampton, ON L6V 1T6

PROJECT:  
ADDITION & RENOVATION


PROPOSED FRONT ELEVATION

Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.I

A112

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





**HNS**  
Engineering Inc.

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PROJECT:

ADDITION & RENOVATION

**PROPOSED RIGHT  
ELEVATION**

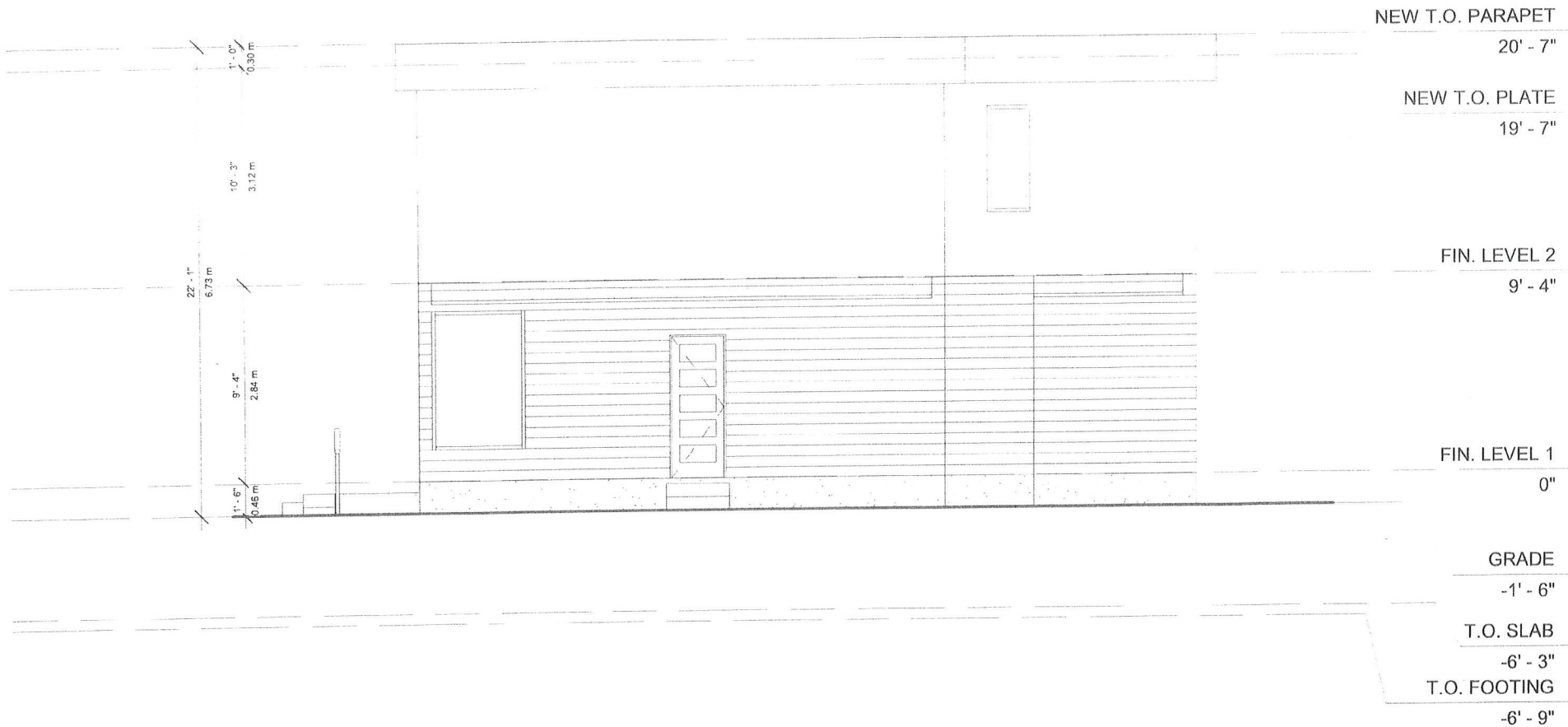
Date: 2025-06-10

Drawn by: S.M


Checked by: S.I

**A113**

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



**1** PROPOSED RIGHT ELEV.  
3/16" = 1'-0"



HNS  
Engineering Inc.

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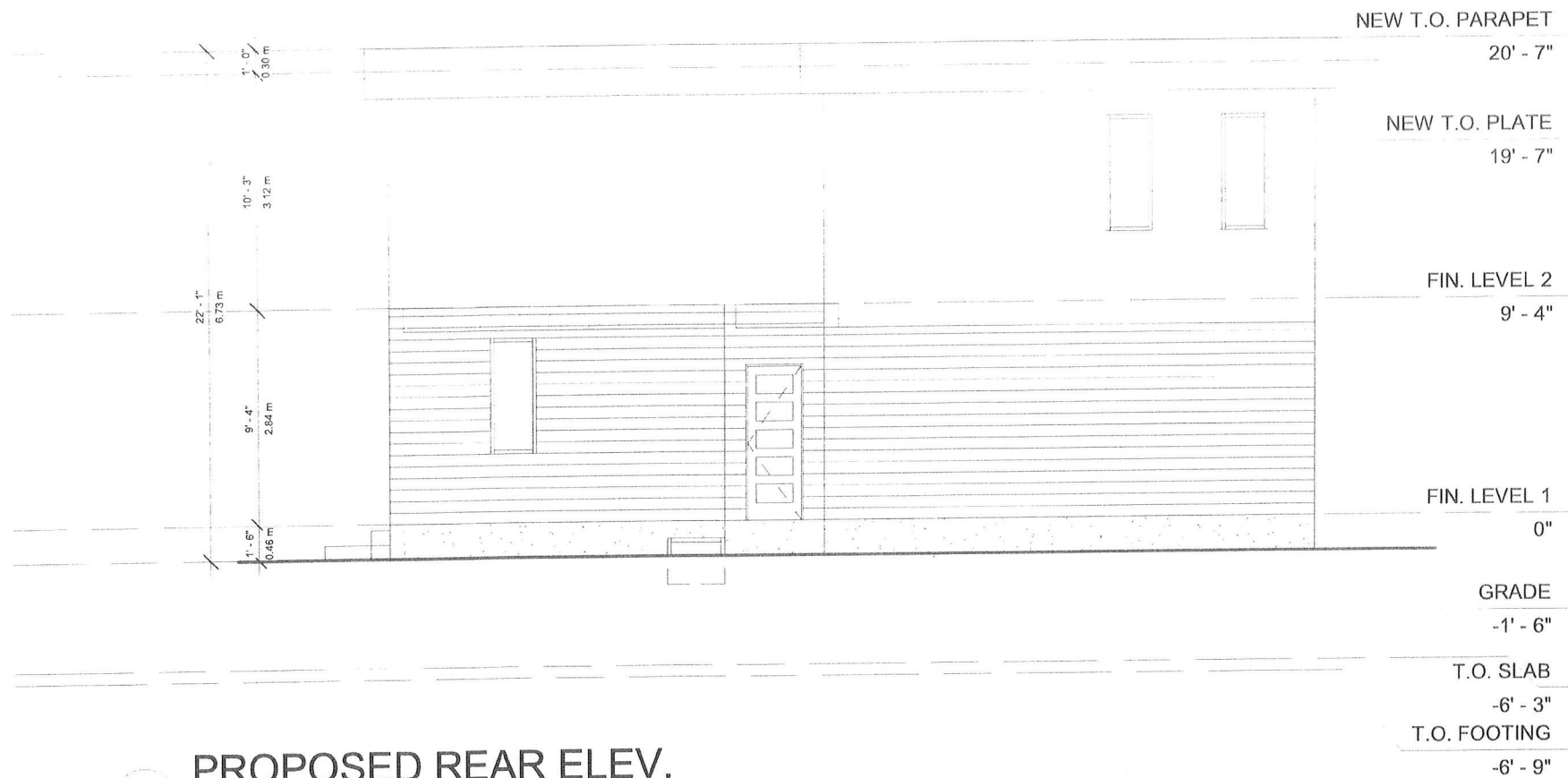
PROJECT:  
ADDITION & RENOVATION

PROPOSED REAR  
ELEVATION


Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.I

A114

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



1 PROPOSED REAR ELEV.  
3/16" = 1'-0"



HNS  
Engineering Inc.

NOTES:

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PROJECT:

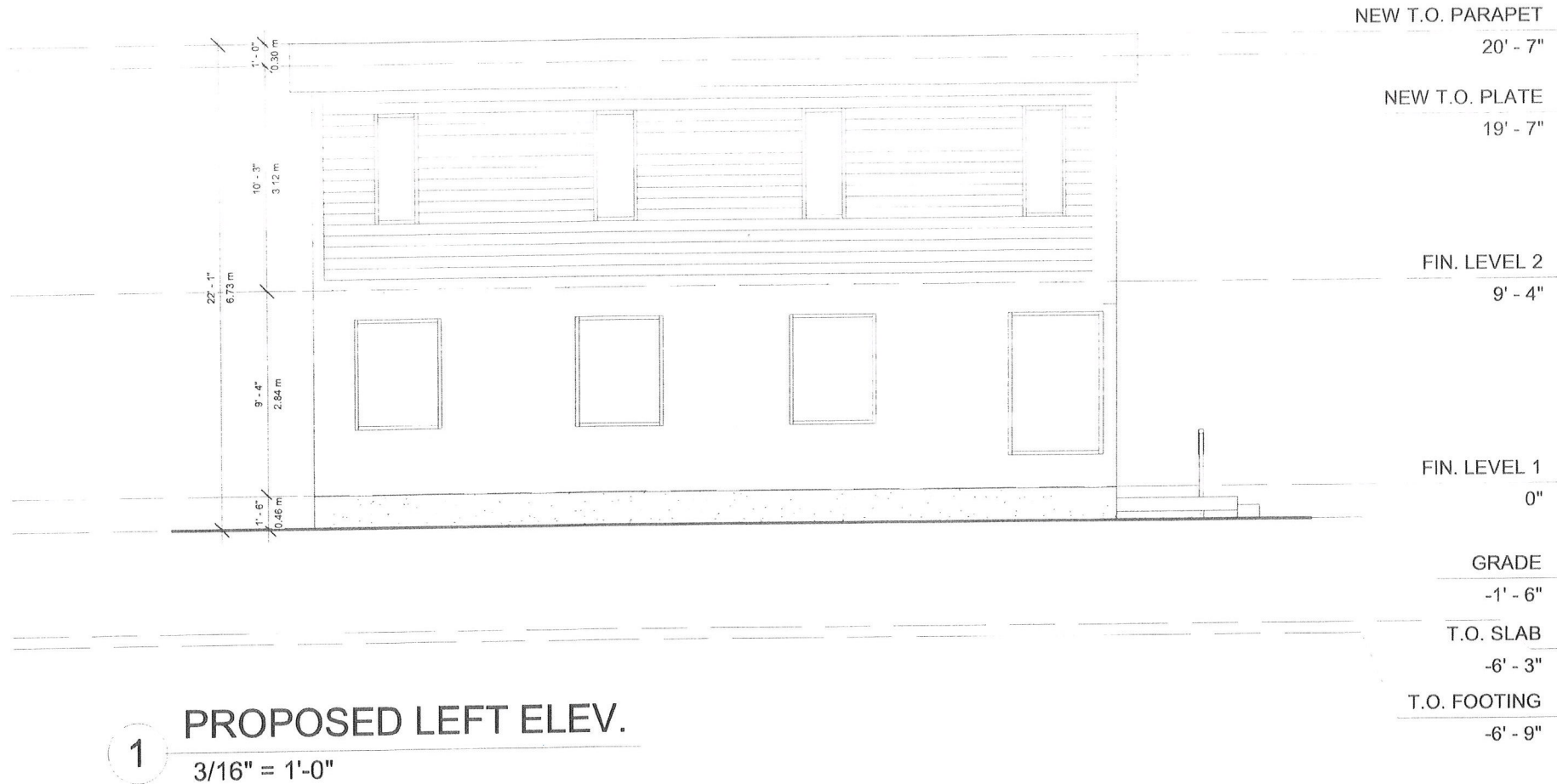
ADDITION & RENOVATION

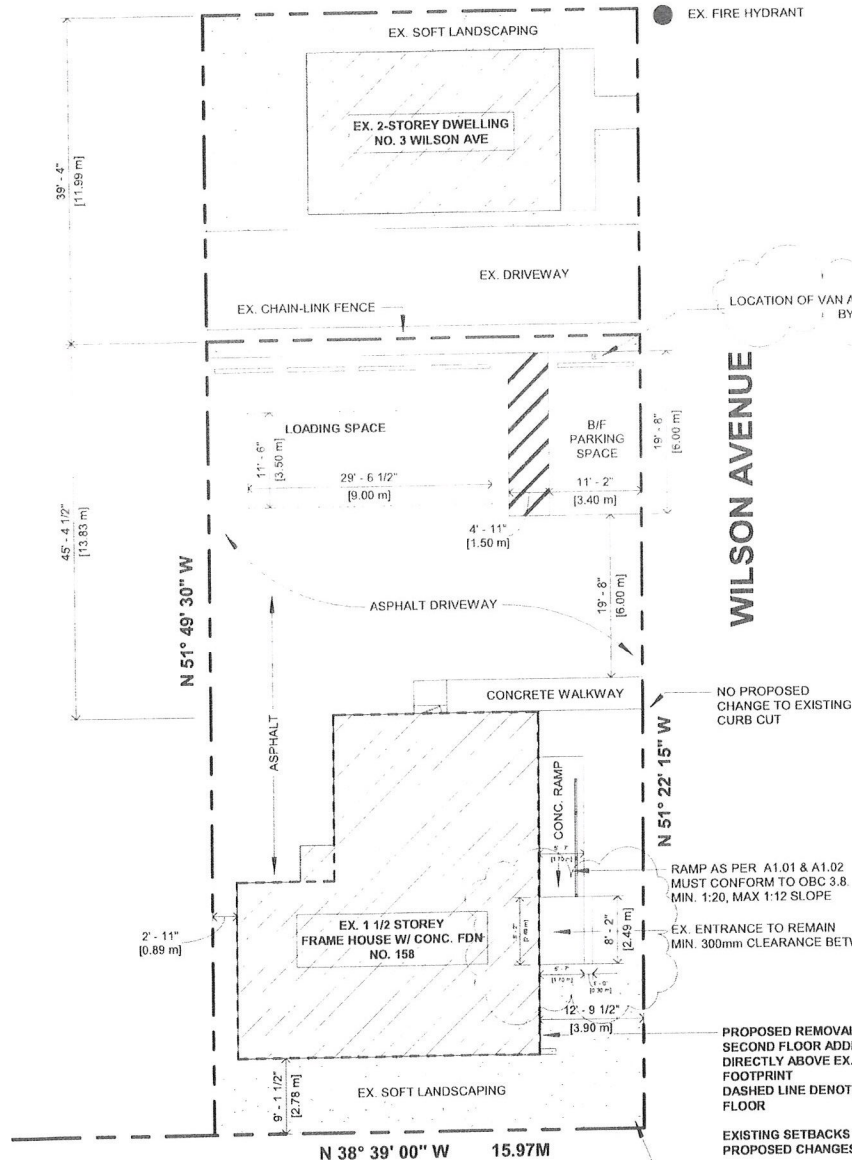
PROPOSED LEFT  
ELEVATION

Date: 2025-06-10  
Drawn by: S.M  
Checked by: S.I

A115

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





SITE STATISTICS

	EX.	PROPOSED
BUILDING COVERAGE	25.89	25.89
FLOOR SPACE INDEX	0.41	0.51
PARKING SPACES	5	0
GFA	193.1 SQ. M.	240.21 SQ. M.

LOT AREA = 467.07 SQ. M.  
PARKING AREA = 201.37 SQ. M.  
NEW OFFICE AREA = 178.68 SQ. M.  
NEW RETAIL AREA = 61.53 SQ. M.  
NEW BUILDING HEIGHT = 6.73m

CLASSIFICATION: PART 9 BUILDING

CITY OF BRAMPTON STANDARD SITE PLAN LANDSCAPE NOTES

- I. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
- II. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
- III. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A CERTIFIED AND REGISTERED OALA LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.
- IV. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL, WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- V. SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE.
- VI. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PARKER BONDERITE AND CHLOROTHENE SOLVENT APPLIED IN A THICKNESS OF 4-5 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED.
- VII. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.
- VIII. ALL T-BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD, UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.
- IX. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAMPTON PLANTING SETBACKS.
- X. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REINSTATED AT THE OWNER'S EXPENSE. ALL DAMAGES WILL BE RECTIFIED TO THE SATISFACTION OF THE CITY OF BRAMPTON.

ERECT SIGNAGE FOR EACH ACCESSIBLE PARKING SPACE AND MAINTAIN IT IN GOOD REPAIR AND ENSURE THAT IT:  
O IS VISIBLE TO THE PUBLIC  
O IS LOCATED ON A PERMANENT POST, BUILDING OR STRUCTURE  
O HAS THE BOTTOM EDGE OF THE SIGN 1 METRE TO 1.5 METRES ABOVE THE SURFACE  
O IS LOCATED MID-POINT AT THE END OF THE PARKING SPACE SO THAT IT DOES NOT BLOCK ACCESS TO THE PARKING SPACE OR INTERFERE WITH THE ACCESS TO THE DEPRESSED CURB OR CURB CUT  
O IS REFLECTIVE  
O IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY TRAFFIC ACT, ONTARIO REGULATION 581, SECTION 11  
O INCLUDES THE WORDING "MAXIMUM FINE \$5000" AND "FOR ENFORCEMENT CALL 905-458-3424" ON THE SAME SIGN OR AN ANOTHER SIGN IN CLOSE PROXIMITY TO THE ACCESSIBLE PARKING SIGN



THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

REV	DESCRIPTION	DATE	BY
-----	-------------	------	----

158 QUEEN ST E, BRAMPTON, L6V 1T6

PROPOSED ADDITION

Project No.	24084
Date	2024-10-09
Drawn by	GS
Scale	1 : 200

SITE PLAN

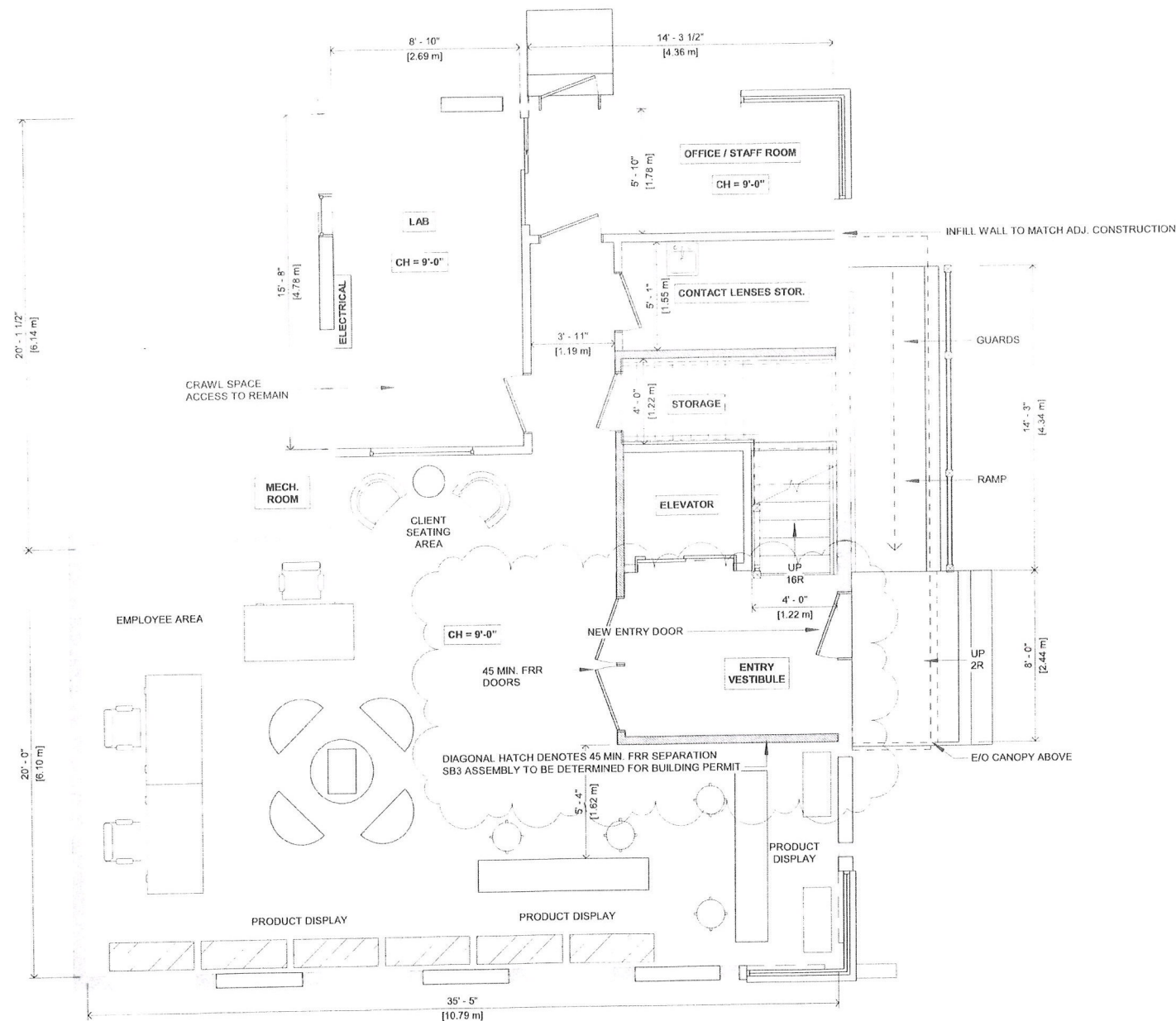
A1.0

1 SITE PLAN  
1 : 200

QUEEN STREET EAST

THE ARCHITECTURAL FORM, COLOR, MATERIALS AND ELEVATION DESIGN SHALL BE SYMPATHETIC TO THE SURROUNDING CONTEXT AND THE ARCHITECTURAL CHARACTER OF THE EXISTING NEIGHBORHOOD. EXTERIOR BUILDING MATERIALS SHALL BE OF A HIGH LIFECYCLE AND AESTHETIC QUALITY.





1 NEW GROUND FLOOR  
3/16" = 1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

CONTRACTOR SHALL  
VERIFY SITE DIMENSIONS

REV.	DESCRIPTION	DATE	BY
------	-------------	------	----

158 QUEEN ST E, BRAMPTON, L6V 1T6

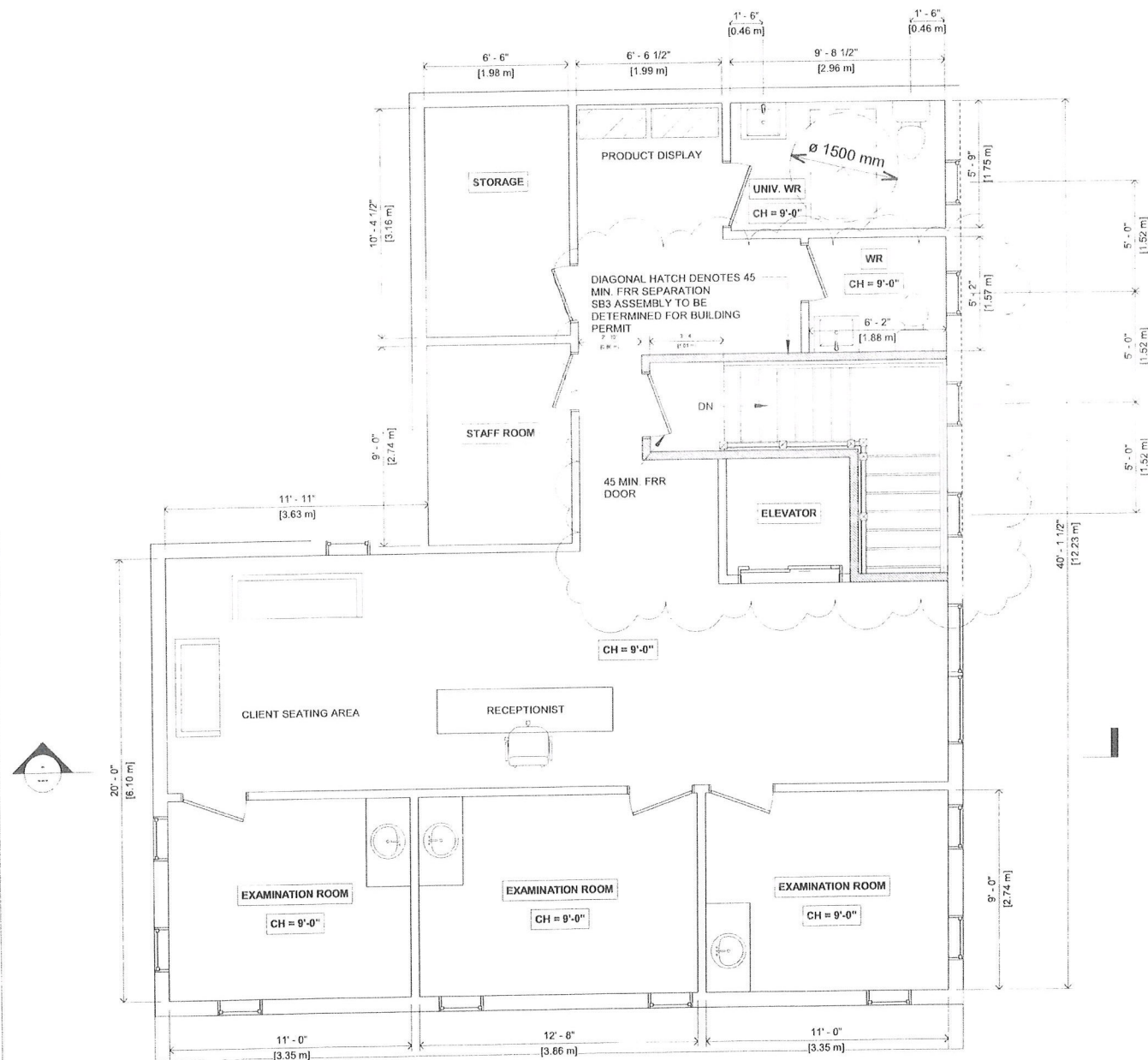
PROPOSED ADDITION

Project No.	24084
Date	2024-10-09
Drawn by	GS
Scale	3/16" = 1'-0"

NEW GROUND FLOOR

A3.0





1 NEW 2ND FLOOR  
3/16" = 1'-0"



CONTRACTOR SHALL  
VERIFY SITE DIMENSIONS

REV.	DESCRIPTION	DATE	BY
1			
2			
3			

158 QUEEN ST E, BRAMPTON, L6V 1T6

Project No.	24084
Date	2024-10-09
Drawn by	GS
Scale	3/16" = 1'-0"

### A3.1

# Zoning Non-compliance Checklist

File No.  
A-2025-0058

Applicant: 1200635 Ontario Ltd.  
Address: 158 Queen Street East  
Zoning: QMUT  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR	To permit the gross floor area of 240.21 square metres which is 24.4% greater then the existing gross floor area (193.1 square metres) that existed on the date of passing of the by-law amendment.	Whereas the by-law permits the maximum gross floor area to be the existing gross floor area that existed on the date of passing of the By-law amendment, plus 10%	29.3.3 (i)
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
Reviewed by Zoning

June 18, 2025  
Date