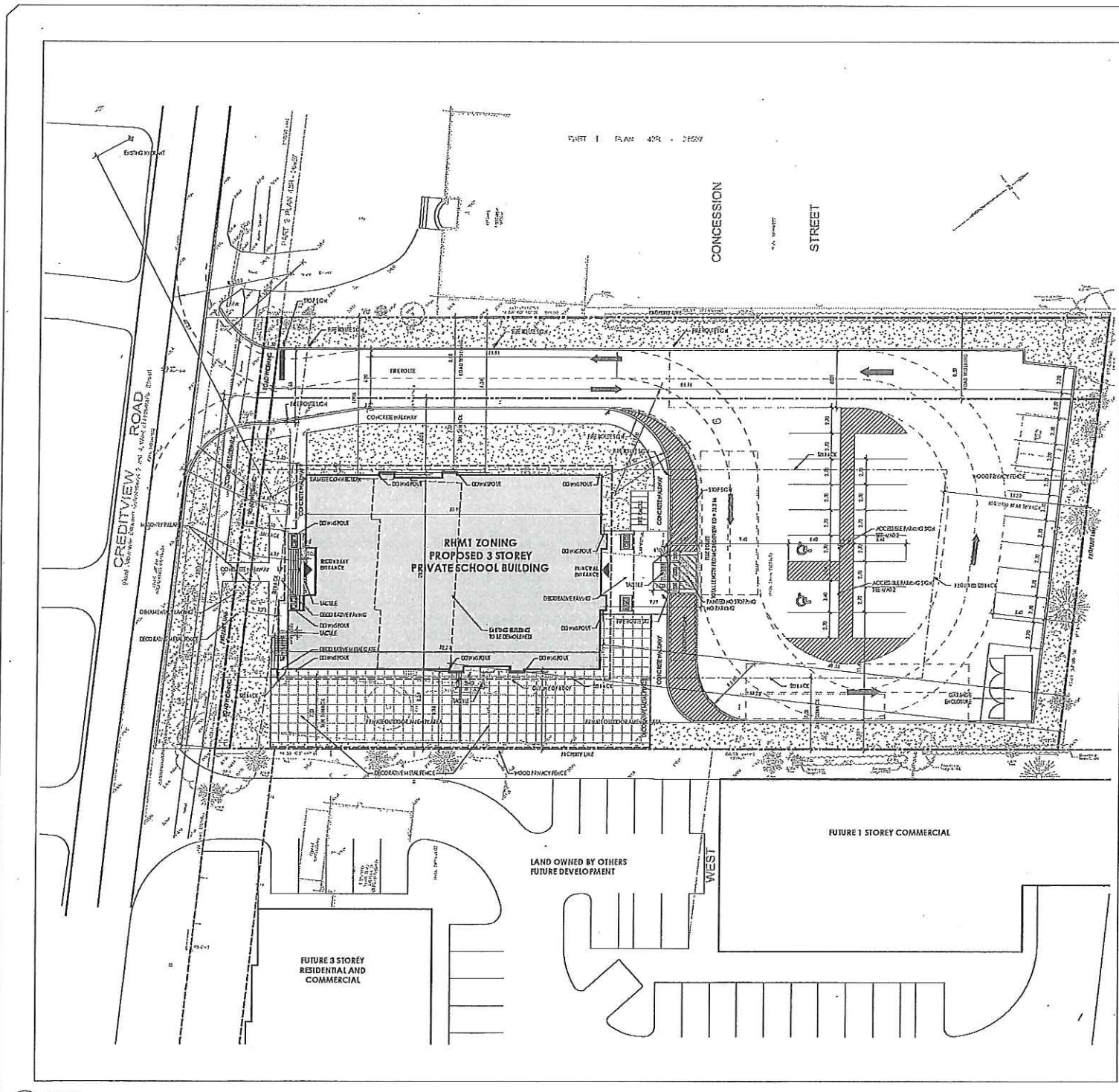




## Committee of Adjustment

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
jeanie.myers@brampton.ca





STATISTICS

LEGAL DESCRIPTION	Part of Lot 6, Concession 3 West of Highway 26 East
ZONING CODE	R40
LOT AREA	4.28
LOT AREA AFTER HIGH ROAD CONSTRUCTION	3.213 ac
PROPOSED FRONTAGE AFTER HIGH ROAD CONSTRUCTION	457 m
PROPOSED LOT AREA	371 m
BUILDING AREA	41.4 m
BUILDING CLASSIFICATION	GROUP A, DIVISION 1 UP TO 3 STOREYS
BUILDING FOOTPRINT	11 m

COVERAGE

ASPHALT	1.84 m
BUILDING AREA	41.4 m
LANDSCAPE AREA	6.6 m
PAVING AREA	32.2 m
TOTAL	379.3 m

PROPOSED 2100000

PROPOSED 11/20/2019	PROPOSED 27
---------------------	-------------

PROPOSED 2100000

LEVEL	AREA	30.00
01 - BASELINE	1.00	4.28
02 - 1st FLOOR	1.00	4.28
03 - 2nd FLOOR	1.00	4.28
04 - 3rd FLOOR	1.00	4.28
Grand Total	4.00	35.92

PROPOSED 2100000

LEVEL	AREA	30.00
01 - BASELINE	1.00	4.28
02 - 1st FLOOR	1.00	4.28
03 - 2nd FLOOR	1.00	4.28
04 - 3rd FLOOR	1.00	4.28
Grand Total	4.00	35.92

NOTES

1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

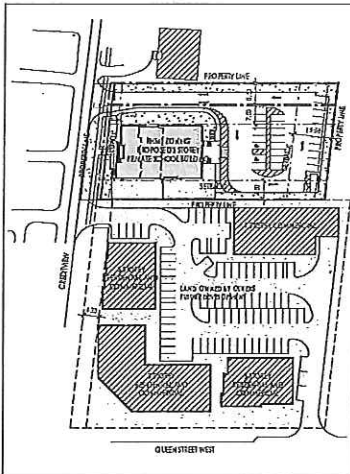
6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.

10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING ACT, 1997.



NOTE

THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

SITE PLAN NUMBER: SPA-2019-0023

REVISIONS

NO.	DATE	DESCRIPTION
01	2019 01 23	ISSUED FOR COA
02	2019 01 23	ISSUED FOR COA
03	2019 01 23	ISSUED FOR COA
04	2019 01 23	ISSUED FOR COA
05	2019 01 23	ISSUED FOR COA
06	2019 01 23	ISSUED FOR COA
07	2019 01 23	ISSUED FOR COA
08	2019 01 23	ISSUED FOR COA
09	2019 01 23	ISSUED FOR COA
10	2019 01 23	ISSUED FOR COA

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DIMENSIONS ARE NOT TO BE SCALE.

CONTRACT DOCUMENTS ARE THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE REPRODUCED OR REPRODUCED WITHOUT AUTHORIZATION. DIMENSIONS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

ATA ARCHITECTS

ATA ARCHITECTS INC.

CLAYTON, ONTARIO

2111 KENNEDY ROAD EAST

CLAYTON, ONTARIO L4J 8P7

TEL: 905 849 4381

FAX: 905 849 4382

WWW.ATA-ARCHITECTS.COM

PROJECT TITLE

MONTESSORI PRIVATE SCHOOL

9035 CREDITVIEW ROAD, BRAMPTON, ONTARIO

DRAWING TITLE

SITE PLAN & KEY PLAN

DATE

2020 01 07

CHECKED BY

AT

PROJECT NUMBER

18-1239

DRAWING NUMBER

A1.1



Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 27, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, May 28, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, May 28, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



APPLICATION #	A-2021-0003	DATE:	2021 05 06
PROJECT:	9035 Creditview Rd	ATA PROJECT #	18-1239

To whom this may concern,

This letter is to **amend** the application of the above noted project to:

To permit a lot width of 37 metres whereas the by-law requires a minimum lot width of 45 metres;

To permit a lot area of 3201.2 square metres whereas the by-law requires a minimum lot area of 4000 square metres;

To permit a front yard setback of 3.0m (9.84 ft.) whereas the by-law requires a minimum front yard setback of 12.0m (39.37 ft.);

To permit a building height of 15.0m (49.21 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).



Jun Gu

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Associate Architect

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WWW.ATAARCHITECTSINC.COM

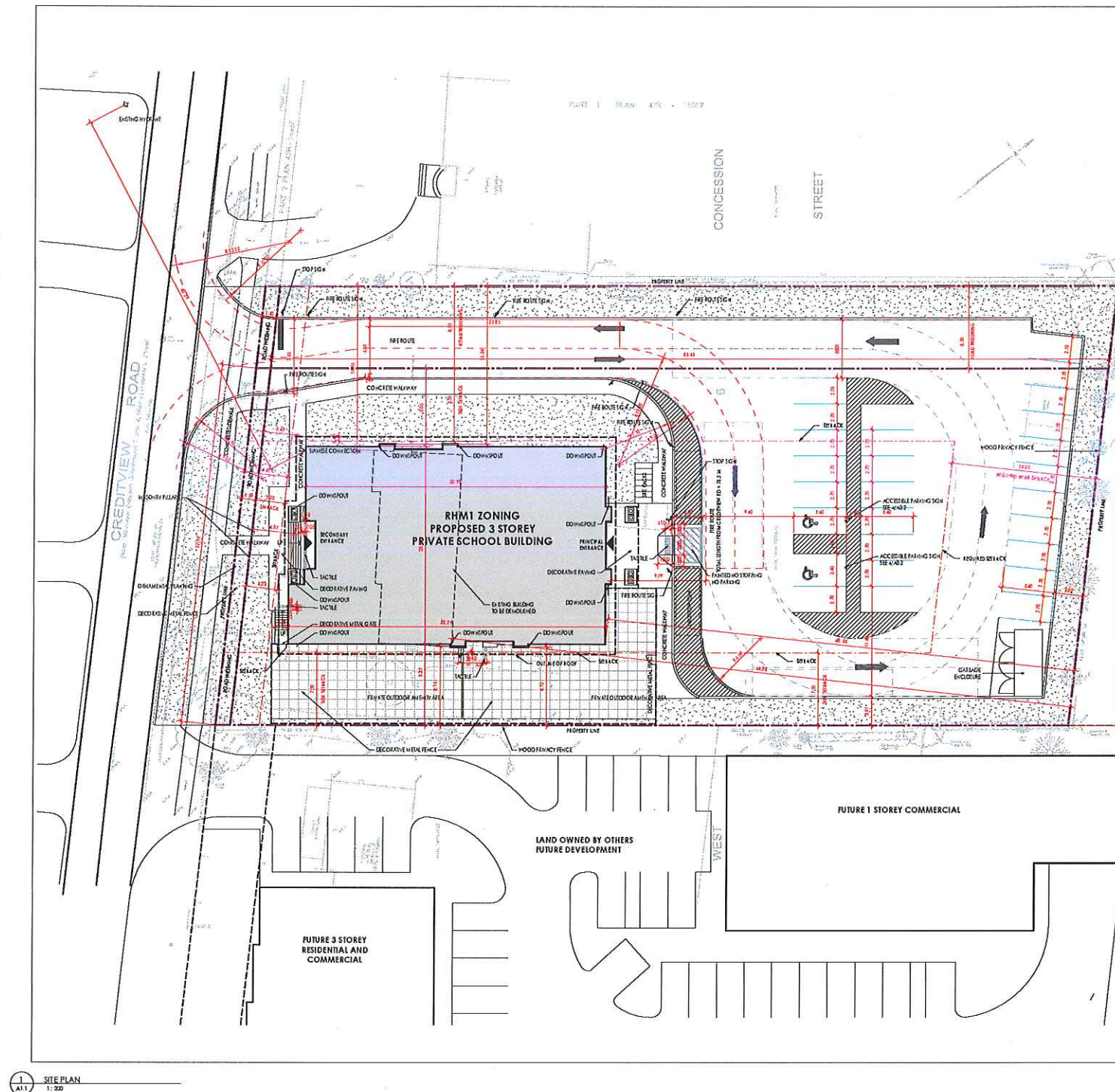
ALEXANDER TEMPORALE  
B.Arch., OAA, CAHP, FRAIC  
PRINCIPAL

MARK J. DRIEDGER  
M.Arch., B.Arch., Sci., OAA, LEED AP  
ASSOCIATE

MICHAEL W. BILJETINA  
B.Sc., B.Arch., NRAIC, AIA, OAA  
ASSOCIATE

JUN GU  
M. ARCH., B. ARCH., OAA, LEED AP  
ASSOCIATE





1 SITE PLAN  
A1.1 1:200

[illegible]

TRAINING FACTOR	DESIRED	PROVIDED
TRAINING - 1 SPACE/100 W/2	24	27

GEOMORPHIC DATA		
LEVEL	AREA	SQ. FT.
05 - BASEMENT	527 sq'	4,623 sq'
01 - MAIN FLOOR	611 sq'	5,292 sq'
02 - 2ND FLOOR	612 sq'	5,292 sq'
03 - 3RD FLOOR	611 sq'	5,292 sq'
Grand Total	2,402 sq'	20,500 sq'

[illegible]

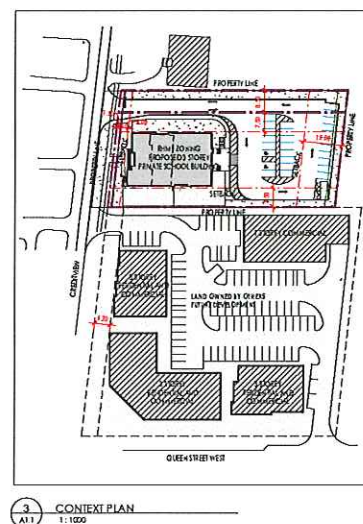
**DEFINITION**

**ROOT AREA** CROSS section the opposite of the end of a limb in a building, where an above or below established grade, measured from the exterior of the building, is the vertical distance between the horizontal reference line and the horizontal line meeting to the cross or intersection of the building, between a elevation.

**ROOT AREA INDEX** shall mean the figure obtained by dividing the gross floor area, or in the case of a residential area the figure obtained for gross area, a floor loss in the building measured between the exterior walls of the building, by the area of the lot to be taxed.

**BLINDING DISTANCE** shall mean the vertical distance between the established grade, and (a) in the case of a lot not the highest point of the lot surface; (b) in the case of a street fronted lot, the vertical distance between the established grade and the ground line of the street fronted lot.

**UNOCCUPIED OPEN SPACE** shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation and/or includes a surfaced walk, path, swimming pool or similar structure, but shall exclude any driveway, area for parking and parking area or curb meeting with any area of open space at a breach or within an opening at a structure.



**NOTE:**  
THE ARCHITECTURAL SITE PLAN IS FOR GENERAL  
ARRANGEMENT ONLY. REFER TO THE LANDSCAPE  
DRAWING, THE CIVIL ENGINEERING DRAWINGS AND THE  
SURVEY FOR LANDSCAPING, GRADING AND SERVING  
DETAILS.



SITE PLAN NUMBER: SPA-2019-0023

REVIEWS		
007	2016-04-28	FILED FOR COA
007	2016-04-08	FILED FOR COA
006	2016-11-25	FOR COORDINATOR TO APPROVE A COORDINATOR
005	2016-04-23	FILED FOR JTA
005	2016-04-23	FOR COORDINATOR
003	2016-04-23	FOR COORDINATOR
002	2016-04-23	FOR COORDINATOR
001	2016-04-23	FILED FOR EFFICIENCY

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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ATA ARCHITECTS

**QAKVILLE OFFICE:**  
28 LAKESHORE ROAD EAST,  
QAKVILLE ONTARIO L6J 9T7

T 905.849.6981 F 905.849.4369  
E [info@ataarchitects.com](mailto:info@ataarchitects.com)  
[www.ataarchitects.ca](http://www.ataarchitects.ca)

SEALS



PROJECT TITLE

MONTESSORI PRIVATE  
SCHOOL

9035 CREDITVIEW ROAD  
BRAMPTON, ONTARIO

SITE PLAN &amp; KEYPLAN

DRAWN BY

\_\_\_\_\_ J

As indicated

DATE \_\_\_\_\_

2020 01 01

	A
--	---

PROJECT NUMBER

18-123  
DRAWING NUMBER

## A1.1



APPLICATION #	A-2021-0003	DATE:	2021 04 29
PROJECT:	9035 Creditview Rd	ATA PROJECT #	18-1239

To whom this may concern,

This letter is to **amend** the application of the above noted project to:

Remove the request of including a day nursery use to the minor variance application.

Request a variance be added to change the min. lot width to 37 m due to the new road construction to the north of the subject site.

Request to a reduction of the front yard to 3 m to accommodate the potential dedication of the lands for the proposed side road on the north.

Request a variance be added to change the min. landscape open space to 60% of the front yard.



Jun Gu

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Associate Architect

OAKVILLE OFFICE  
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WWW.ATAARCHITECTSINC.COM

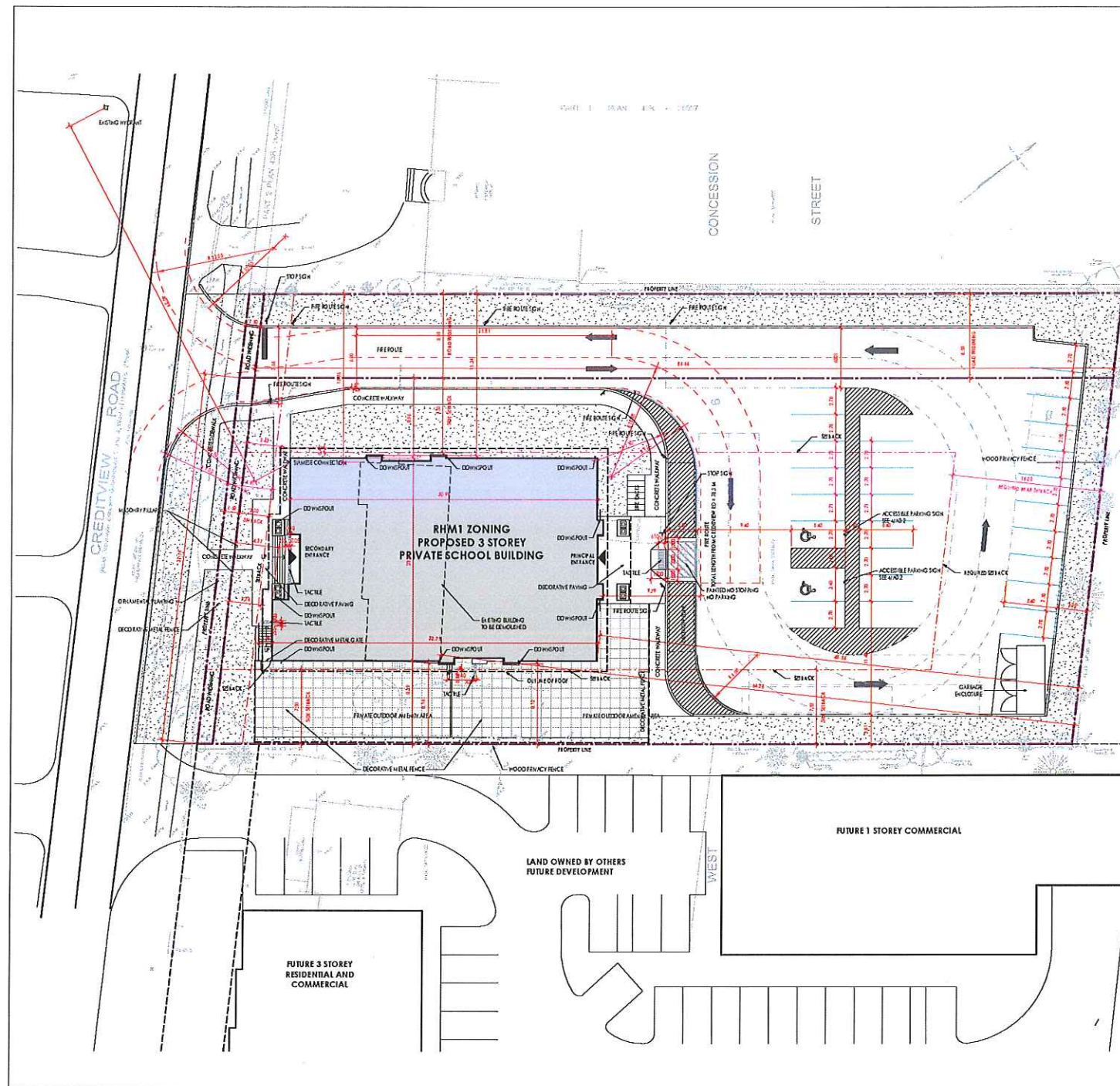
ALEXANDER TEMPORALE  
B.Arch., OAA, CAHP, FRAIC  
PRINCIPAL

MARK J. DRIEDGER  
M.Arch., B.Arch., Sci., OAA, LEED AP  
ASSOCIATE

MICHAEL W. BILJETINA  
B.Sc., B.Arch., MRAIC, AIA, OAA  
ASSOCIATE

JUN GU  
M. ARCH., B. ARCH., OAA, LEED AP  
ASSOCIATE





1 SITE PLAN  
A11 1:200

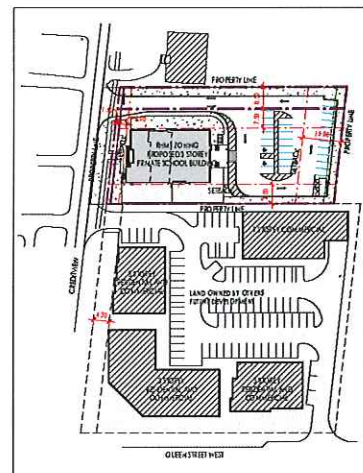
[illegible]

TAKING PLYWOOD		
	EQUID	PRO-VID
Farmington 115000000	24	27

CROSS SECTION AREA		
12 ft.	AREA	50. ft.
12 - 12500000	50 m <sup>2</sup>	105 ft <sup>2</sup>
12 - 12500000	115 m <sup>2</sup>	140 ft <sup>2</sup>
12 - 12500000	115 m <sup>2</sup>	140 ft <sup>2</sup>
12 - 12500000	115 m <sup>2</sup>	140 ft <sup>2</sup>
Grand total	240 m <sup>2</sup>	2512 ft <sup>2</sup>

TOWN OF ALLEN		
	2010-11	2011-12
ADT W/IN	404,000	457,000
ADT OUT	402,000	461,000
PROF. IN	120,000	130,000
ADT INSEE IN	750,000	750,000
RENT IN	100,000	100,000
BUSINESS IN	100,000	100,000
ADT COVERAGE	700,000	710,000
MIN. LAND AREA OPEN SPACE	100,000	100,000
MIN. GRASS-COVERED AREA FOR WASH. BUILDING	110,000	110,000

[illegible]

3 CONTEXT PLAN  
A1.1 1:1000

**NOTE:**  
THE ARCHITECTURAL SITE PLANS FOR GENERAL  
ARRANGEMENT ONLY REFER TO THE LANDSCAPE  
DRAWING, THE CIVIL ENGINEERING DRAWINGS AND THE  
SURVEY FOR LANDSCAPING, GRADING AND SERVING  
DETAILS.



**SITE PLAN NUMBER: SPA-2019-0023**

REVIEWS		
007	2010 04 29	ISSUED FOR COA
007	2010 01 08	615ED FOR COA
009	2010 11 25	FOR COORDINATION
		FOR JUDGE USA COMPLAINT
006	2010 08 21	615ED FOR USA
004	2010 04 29	FOR COORDINATION
003	2010 04 25	FOR COORDINATION
002	2010 03 28	FOR COORDINATION
001	2010 01 30	615ED FOR FEDERAL

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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**ATA ARCHITECTS**  
ATA ARCHITECTS INC.  
GAINVILLE OFFICE:  
238 LAKESHORE ROAD EAST,  
GAINVILLE ONTARIO L6J 8Y7  
T 905 849 6985 F 905 849 4369  
E & info@ata-architects.com  
www.ata-architects.ca



PROJECT TITLE

MONTESSORI PRIVATE  
SCHOOL

9035 CREDITVIEW ROAD  
BRAMPTON, ONTARIO

DRAWING TITLE	SITE PLAN & KEYPLAN
---------------	---------------------

DRAWN BY

Journal of Management Inquiry 23(4)

As indicated

DATE \_\_\_\_\_

2020 01 01

CHECKED BY \_\_\_\_\_

A

PROJECT NUMBER

18-123

**DRAWING NUMBER**

1 1 1

A1.1

\_\_\_\_\_



APPLICATION  
#  
PROJECT: 9035 Creditview Rd

A-2021-0003

DATE: 2021 02 03

ATA  
PROJECT # 18-1239

To whom this may concern,

This letter is to **amend** the application of the above noted project to request a variance be added to include a day nursery use to the minor variance application.



Jun Gu

M.Arch., B.Arch., OAA, LEED AP BD+C  
Associate Architect

*Jun Gu*

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ONTARIO L6J 1H7 T 905 849 6986  
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- ALEXANDER TEMPORALE  
B.Arch., OAA, CAHP, FRAIC  
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B.Sc., B.Arch., MRAIC, AIA, OAA  
ASSOCIATE
- JUN GU  
M. ARCH., B. ARCH., OAA, LEED AP  
ASSOCIATE



FILE NUMBER: A-2021-0003

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)** Harinder S. Gahir and Sumanpreet Gahir

**Address** 373 Steeles Avenue West, Suite 206  
Brampton/ON

**Phone #** 905-789-0585

**Fax #** \_\_\_\_\_

**Email** h.gahir@gahirlaw.com

2. **Name of Agent** ATA Architects Inc.

**Address** 211 Lakeshore Road East W5J 1A7  
Oakville/ON

**Phone #** 647-739-1031

**Fax #** \_\_\_\_\_

**Email** jun@ataarchitectsinc.com

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

Front Yard: Required: 12 m; Proposed: 6.2 m  
Height: Required: max. 10.6 m; Proposed: 15 m

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

The parking lot was required to be placed in the rear yard as requested by City of Brampton Urban Design team, thus pushing the building toward the front yard. Also to achieve a better urban design, the proposed development is aiming to match the front yard of the proposed commercial plaza to the south.

The proposed development is proposing to enroll 125 students (including day care) which needs 3 floors above ground. Due to the sloped site and roof - the sloped roof is requested by City of Brampton Urban Design team to have more residential character, 10.6 m is not enough for 3 floors when calculating the height from the established grade to the mean height of eaves and ridge.

5. **Legal Description of the subject land:**

**Lot Number** Part of Lot 6, Concession 3 West of Hurontario Street

**Plan Number/Concession Number** 43R-36987

**Municipal Address** 9035 Creditview Road, Brampton Ontario, L6X 0E5

6. **Dimension of subject land (in metric units)**

**Frontage** 45.7 m

**Depth** 88.1 m

**Area** 4 ha

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.)

Building area: 163 m<sup>2</sup>  
GFA: 163 m<sup>2</sup>  
Height: 1 storey  
Width: 20 m  
Length: 9 m

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Building area: 643 m<sup>2</sup>  
GFA: 2,400 m<sup>2</sup>  
Height: 3 storeys, 15 m  
Width: 20.5 m  
Length: 31 m

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 13 m  
Rear yard setback 64 m  
Side yard setback 17 m  
Side yard setback 8 m

**PROPOSED**

Front yard setback 6.2 m  
Rear yard setback 45 m  
Side yard setback 8 m  
Side yard setback 7.5 m

10. Date of Acquisition of subject land: June 2, 2017
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Private School/day care
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1980 approximately
15. Length of time the existing uses of the subject property have been continued: 40 years approximately
16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☒  
Swales ☐



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 SEVENTH DAY OF JANUARY, 2021.

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, Harinder Gahir + Sumanpreet Gahir OF THE city OF Brampton  
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 13<sup>th</sup> DAY OF  
Jan, 2021.

Signature of Applicant or Authorized Agent

Submit by Email

Tarochan Bhowan  
a Commissioner, etc., Province of Ontario,  
for Harinder Singh Gahir Professional  
Corporation, Barrister and Solicitor,  
and Gahir Law Office,  
Expires November 15, 2022.

FOR OFFICE USE ONLY

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

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

RHM1

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

HOTHU S.

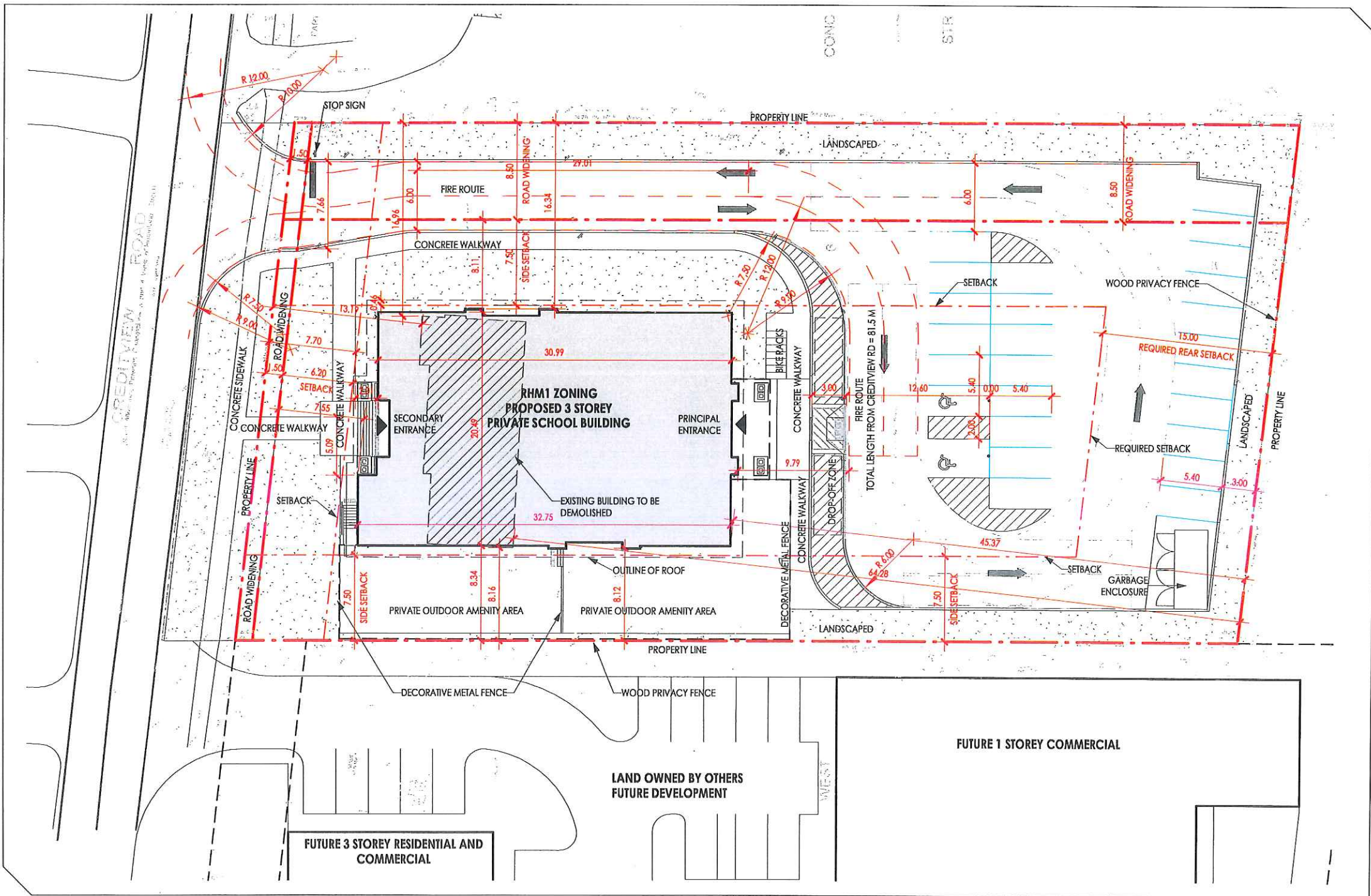
Zoning Officer

JAN 15 2021

Date

DATE RECEIVED JAN 15, 2021

Date Application Deemed  
Complete by the Municipality





STATISTIC

LEGAL DESCRIPTION	Part of Lot 6, Concession 3 West of Hurontario Street
ZONING CODE	RHM1
LOT AREA	4,008
LOT AREA AFTER ROAD WIDENING	3,939.9 m2
FRONTAGE	45.7 m
BUILDING AREA	641.4 m2
LOT COVERAGE	16.3%
BUILDING CLASSIFICATION	GROUP A, DIVISION 2, UP TO 6 STOREYS
BUILDING HEIGHT	15 M
ESTABLISHED GRADE	218.29

COVERAGE

ASPHALT	1,653.3 m²
BUILDING AREA	641.4 m²
LANDSCAPE AREA	1,061.7 m²
PAVING AREA	583.5 m²
TOTAL	3,939.9 m²

PARKING PROVIDED

	REQUIRED	PROVIDED
PARKING - 1 SPACE/100 M2	24	30

GROSS FLOOR AREA

LEVEL	AREA	SQ. FT.
05 - BASEMENT	559 m²	6,021 ft²
01 - MAIN FLOOR	613 m²	6,603 ft²
02 - 2ND FLOOR	613 m²	6,603 ft²
03 - 3RD FLOOR	613 m²	6,602 ft²
Grand total	2,400 m²	25,829 ft²

ZONING BY-LAW

	ZONING REQUIREMENT	PROPOSED
LOT WIDTH	45M MIN.	45.7M
LOT DEPTH	NO REQUIREMENT	88.1M
FRONT YARD	12M MIN.	6.2M
INTERIOR SIDE YARD	7.5M MIN.	7.5M
REAR YARD	15M MIN.	15M
BUILDING HEIGHT	10.6M MAX.	15M
LOT COVERAGE	NO REQUIREMENT	16.3%
MIN. LANDSCAPE OPEN SPACE	70% OF THE FRONT YARD, 446 M2 X 70% = 312 M2	369 M2
MIN. GROUND FLOOR AREA FOR MAIN BUILDING	115 M2	613 M2

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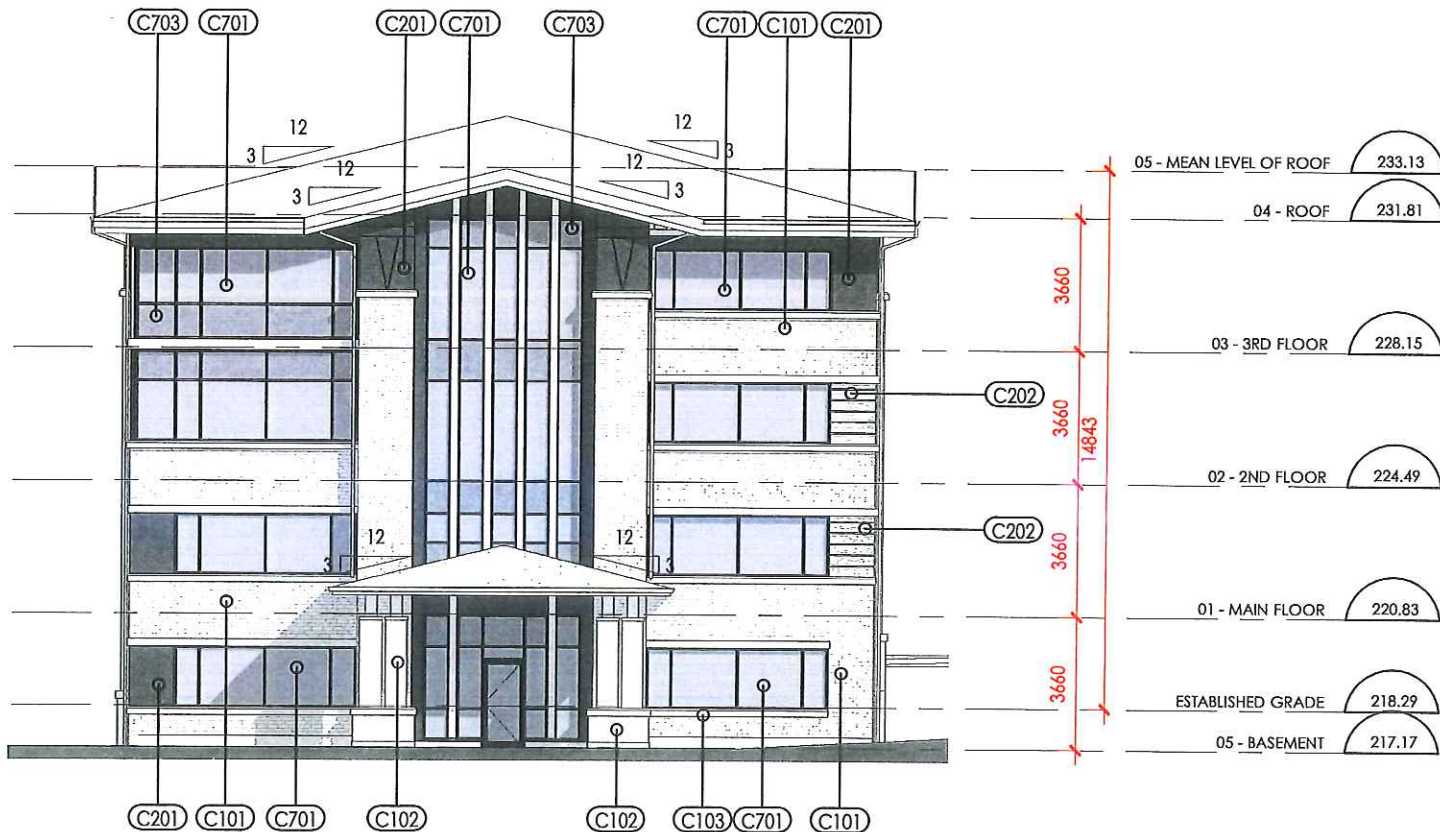


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SITE STATISTICS  
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MATERIAL SUMMARY	
CODE	DESCRIPTION
C101	BRICK BEIGE - 290X90X90
C102	GROUND SMOOTH CONCRETE - LIGHT GRAY
C103	PRECAST CONCRETE STAINED WHITE
C107	PRECAST CONCRETE ADDRESS BLOCK - TEXTS TO BE SANDBLASTED AND PAINTED BLACK
C201	ALUMINUM PANEL - MEDIUM GREY - 2125-20 DEEP SPACE
C202	TRESPA PURA PREFINISHED SIDING - ROMANTIC WALNUT
C203	ALUMINUM PANEL - WHITE
C301	ROOF SHINGLE - IKO MARATHON 25, DUAL BROWN
C701	WINDOW GLAZING - SOLARBAN 70XL GREY
C702	MULLION/FRAME BLACK ANNOIDIZED - SATIN
C703	GLASS SPANDREL PANEL - 2125-30 GRAY SHOWER





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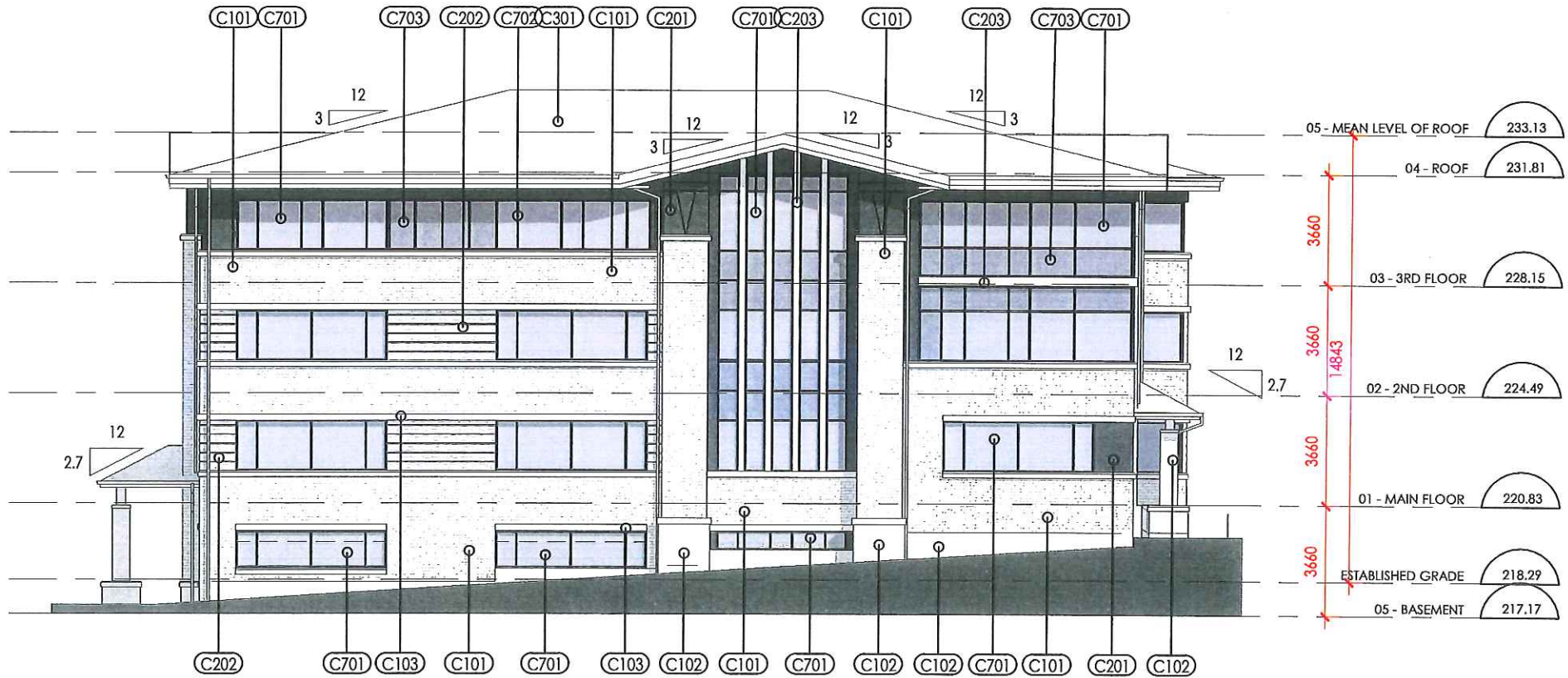
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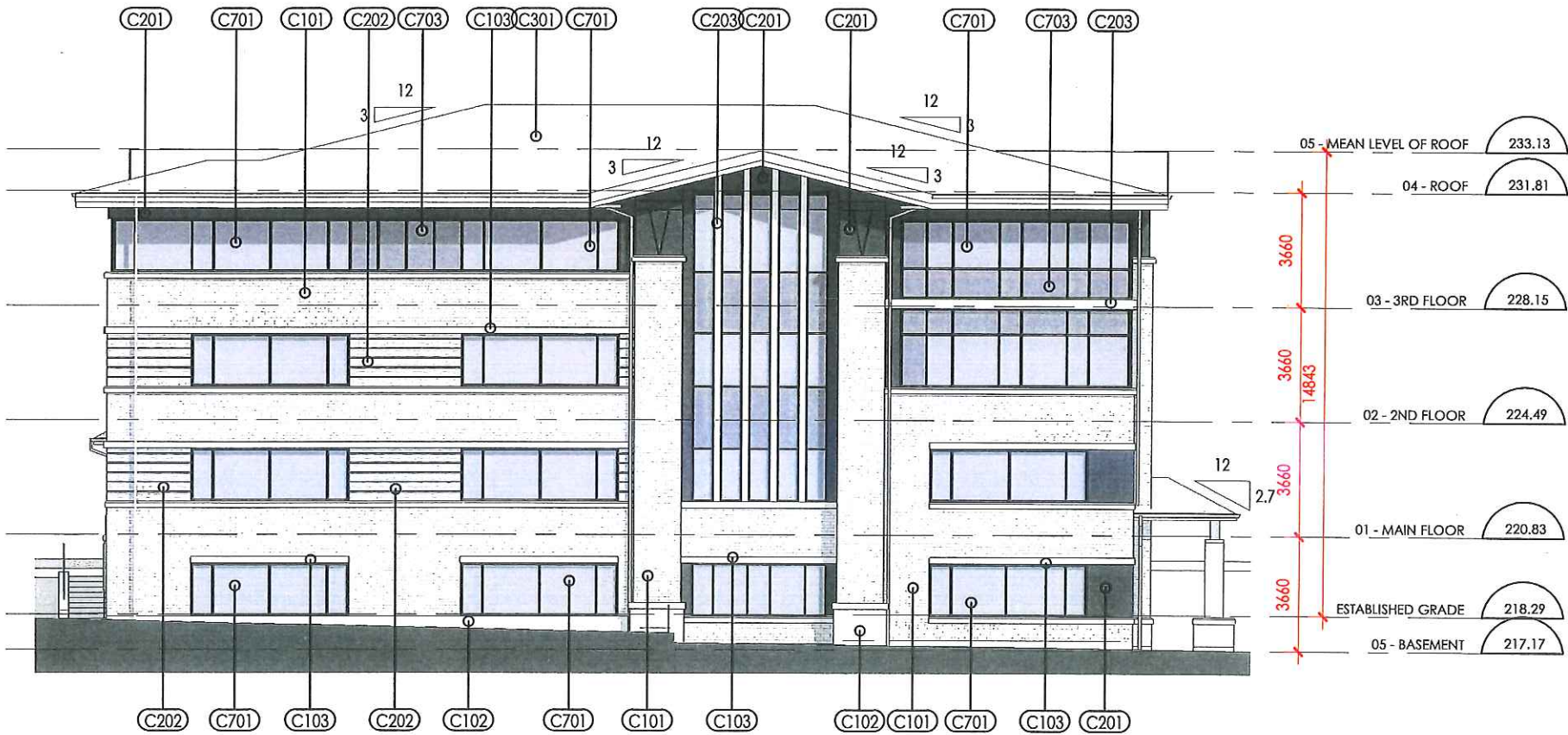
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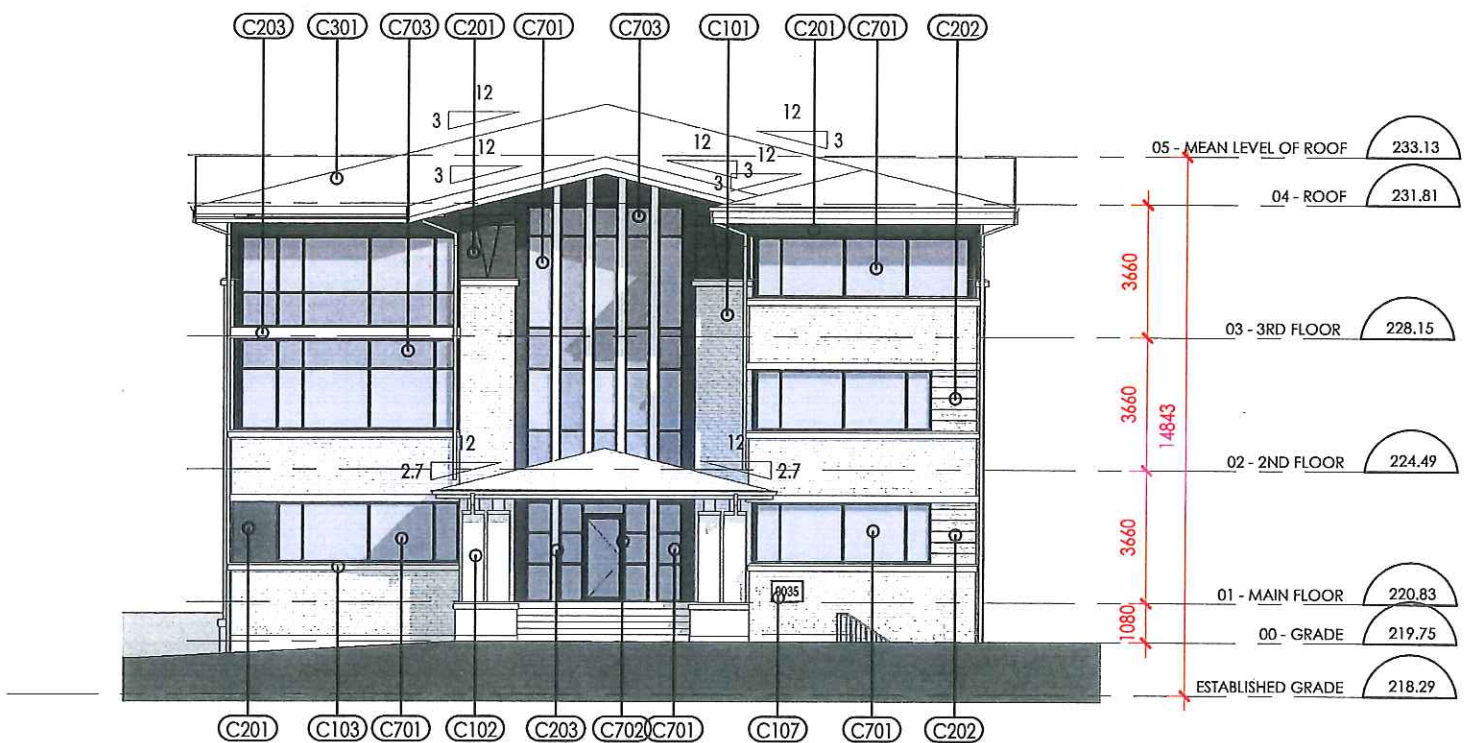
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SOUTH ELEVATION

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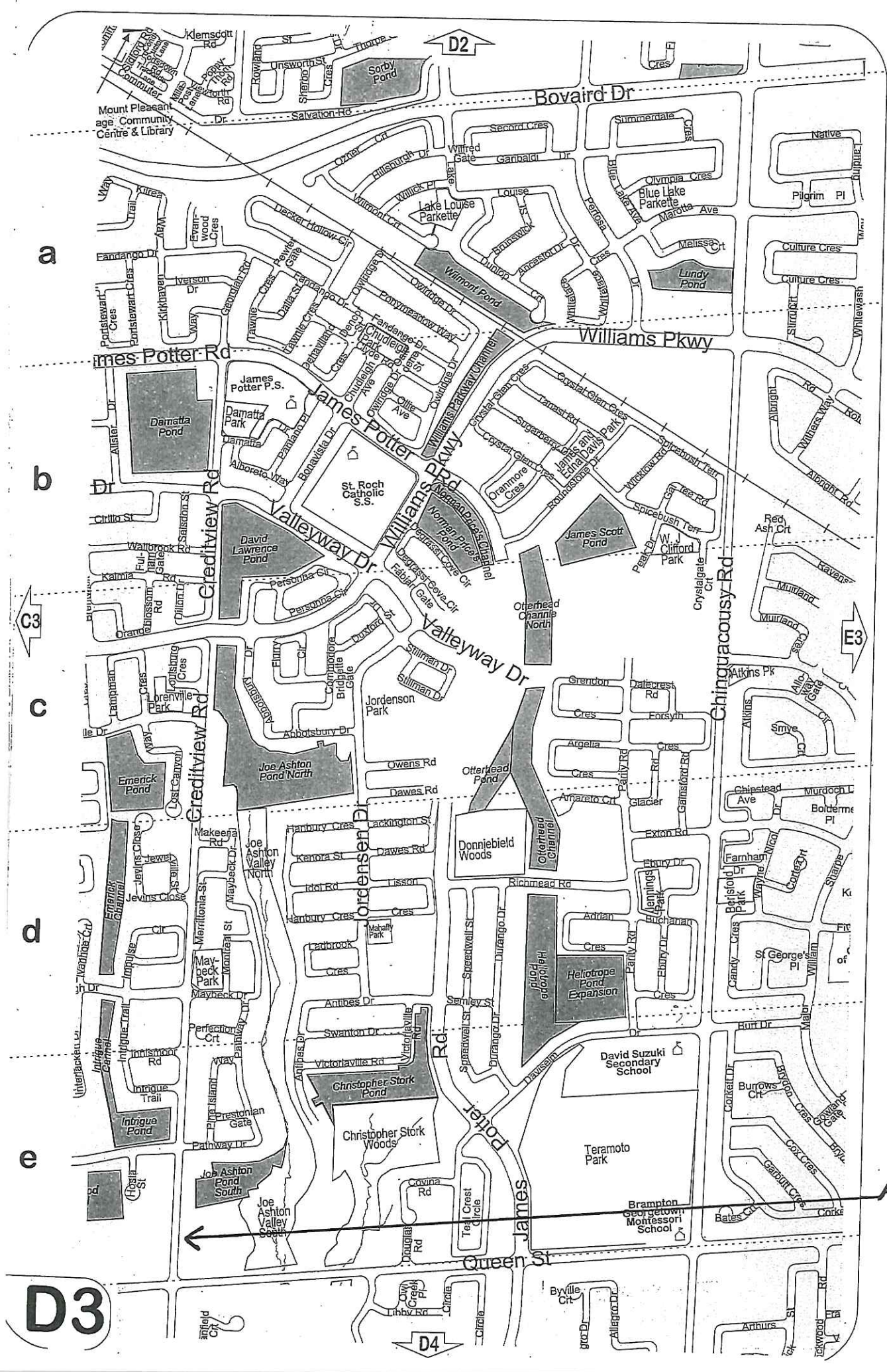
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WEST ELEVATION

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