

APPLICATION # B-2021-0011

Ward # 9

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by 2713442 ONTARIO INC.

Purpose and Effect

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 15,658 acres (6.337 hectares). The severed lot has a frontage of approximately 107.99 metres (354.30 feet), a depth of approximately 320.29 metres (1050.82 feet) and an area of approximately 8.329 acres (3.371 hectares). It is proposed that the severed and retained lots be developed for future automotive uses.

Location of Land:

Municipal Address: 0 Ace Drive

Former Township: Chinguacousy

Legal Description: Block 3, Plan 43M-1907

Meeting

The Committee of Adjustment has appointed **TUESDAY, August 3, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.**

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: JULY 29, 2021

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

The land which is the subject of the application is the subject of an application under the <i>Planning Act</i> for:		
Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

Decision and Appeal

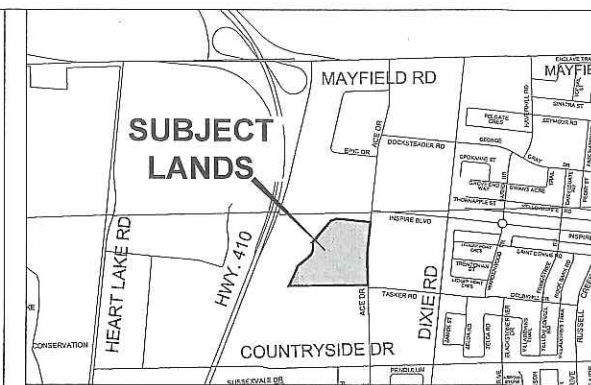
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at www.elt.o.gov.on.ca

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 15th Day of July, 2021

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:



Jeanie Myers, Secretary-Treasurer
City of Brampton 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



2713442 Ontario Inc.

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

CONSENT STATISTICS

-  LANDS TO BE RETAINED: 2.966ha (7.329ac)
-  LANDS TO BE SEVERED: 3.371ha (8.329ac)

TOTAL: 6.337ha (15.658ac)



SCALE 1:1500
APRIL 28, 2021


GSAI
 Glen Schnarr & Associates Inc.

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, July 29, 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 or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 29, 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 **Thursday, July 29, 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 or 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. 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.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP
JIM LEVAC, MCIP, RPP

Our file: 1011-009/1251-001

June 2, 2021

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, ON, L6Y 4R2

Attention: Ms. Jeanie Myers
Secretary-Treasurer

RE: Application for Consent
0 Ace Drive
Block 3, Plan 43M-1907
Owner: 2713442 Ontario Inc.

B-2021-0011

Glen Schnarr & Associates Inc.(GSAI) are planning consultants to 2713442 Ontario Inc., co-owners of the vacant 15.6 acre parcel of land described Block 3, Plan 43M-1907 and known municipally as 0 Ace Drive. The lands were zoned M1-1156 and designated Prestige Industrial in the Secondary Plan. In 2020 following an LPAT appeal withdrawal by the Region of Peel, approval was issued to Minor Variance application 119-200 on the entire Block 3 lands to permit auto dealership uses subject to a number of conditions. Condition # 1 stipulated that the creation of new lots on these lands would occur through the common element condominium and part lot exemption process as that was the preferred process at that time. The co-owners of the property have subsequently decided to proceed with lot creation via the consent process and sever the lot into two parts such that site plan applications for multiple buildings on both parts could proceed in the future. City staff are satisfied that the consent process meets the intent of Condition # 1.

In support of the consent application, the following are enclosed via digital upload as per covid protocol:

- Signed/Commissioned Application for Consent;
- Severance Sketch depicting severed/retained lands ;

Upon confirmation that the uploaded materials are satisfactory, we will arrange for payment of the prescribed consent application fee of \$3,961.00.

Please advise if any TRCA review fees are required.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

I trust the proposed submission is to your satisfaction. Please call me via cell at (905) 580-2854 if you have any questions, comments or concerns. Thank you.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jim Levac, MCIP, RPP
Partner

Copy: Jonathan Eltes/Francesco Policaro, 2713442 Ontario Inc.
Hardik Shah, Mercedes-Benz Brampton
Jay Lim, Policaro Group of Companies
David Vanderberg, City of Brampton
Patricia Foran, Aird & Berlis

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

APPLICATION NUMBER: **"B"-2021-0011**

The personal information collected on this form is collected pursuant to subsection 53(2) 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

Consent

(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant 2713442 Ontario Inc. (Attn: Jonathan Eltes & Francesco Policaro)
(print given and family names in full)
- Address c/o Mercedes-Benz Brampton
10 Coachworks Crescent, Brampton ON, L6R3Y2
- Phone # 905-790-5610 Fax # _____
- Email jeltes@mbbrampton.ca & francesco@policaro.com
- (b) Name of Authorized Agent Glen Schnarr & Associates Inc. (Attn: Jim Levac)
- Address 700-10 Kingsbridge Garden Circle
Mississauga ON, L5R3K6
- Phone # Cell: 905-580-2854 Fax # _____
- Email jiml@gsai.ca
2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.
- Specify: Creation of a new lot.
3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.
- 2713442 Ontario Inc.
4. Description of the subject land ("subject land" means the land to be severed and retained):
- a) Name of Street Ace Drive Number 0
- b) Concession No. _____ Lot(s) _____
- c) Registered Plan No. 43M-1907 Lot(s) Block 3
- d) Reference Plan No. _____ Lot(s) _____
- e) Assessment Roll No. 10-07-0-007-18480-0000 Geographic or Former Township _____
5. Are there any easements or restrictive covenants affecting the subject land?
- Yes ☐ No ☒
- Specify: _____

6. Description of severed land: (in metric units)

a) Frontage 107.99 m Depth 320.29 m Area 3.371 ha (8.329 ac)

b) Existing Use Vacant Proposed Use Automotive

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing) None

(proposed) To Be Determined

d) Access will be by: Existing Proposed

Provincial Highway ☐ ☐

Municipal Road - Maintained all year ☒ ☐

Other Public Road ☐ ☐

Regional Road ☐ ☐

Seasonal Road ☐ ☐

Private Right of Way ☐ ☐

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by: Existing Proposed

Publicly owned and operated water system ☒ ☐

Lake or other body of water ☐ ☐

Privately owned and operated individual or communal well ☐ ☐

Other (specify): _____

g) Sewage disposal will be by: Existing Proposed

Publicly owned and operated sanitary sewer system ☒ ☐

Privy ☐ ☐

Privately owned and operated individual or communal septic system ☐ ☐

Other (specify): _____

7. Description of retained land: (in metric units)

a) Frontage 121.33 m Depth 234.7 m Area 2.966 ha (7.329 ac)

b) Existing Use Vacant Proposed Use Automotive

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing) None

(proposed) To Be Determined

- d) Access will be by:
- | | Existing | Proposed |
|--------------------------------------|-------------------------------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal Road - Maintained all year | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other Public Road | <input type="checkbox"/> | <input type="checkbox"/> |
| Regional Road | <input type="checkbox"/> | <input type="checkbox"/> |
| Seasonal Road | <input type="checkbox"/> | <input type="checkbox"/> |
| Private Right of Way | <input type="checkbox"/> | <input type="checkbox"/> |
- e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?
- _____

- f) Water supply will be by:
- | | Existing | Proposed |
|--|-------------------------------------|--------------------------|
| Publicly owned and operated water system | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lake or other body of water | <input type="checkbox"/> | <input type="checkbox"/> |
| Privately owned and operated individual or communal well | <input type="checkbox"/> | <input type="checkbox"/> |
- Other (specify): _____

- g) Sewage disposal will be by:
- | | Existing | Proposed |
|---|-------------------------------------|--------------------------|
| Publicly owned and operated sanitary sewer system | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Privy | <input type="checkbox"/> | <input type="checkbox"/> |
| Privately owned and operated individual or communal septic system | <input type="checkbox"/> | <input type="checkbox"/> |
- Other (specify): _____

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>M1-2256</u>	<u>M1-2256</u>
Official Plans		
City of Brampton	<u>Prestige Industrial</u>	<u>Prestige Industrial</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☒ No ☐

File # Unknown Status/Decision Draft Approved - Registered as Plan 43M-1907

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

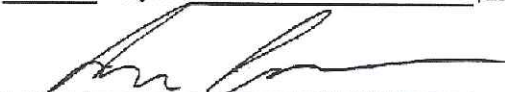
Date of Transfer _____ Land Use _____

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment	Unknown	Approved
Minister's Zoning Order		
Minor Variance	A19-200	Approved
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐
13. Is the subject land within an area of land designated under any Provincial Plan?
Yes ☐ No ☒
14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☐ No ☐
15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Mississauga
this 2nd day of June, 2021.


Signature of Applicant, or Authorized Agent, see note on next page.

Check box if applicable:
☐ I have the authority to bind the Corporation

DECLARATION

I, Jim Levac of the City of Mississauga
in the County/District/Regional Municipality of Peel solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Mississauga
in the Region of Peel
this 2nd day of June, 2021


Signature of applicant/solicitor/authorized agent, etc.

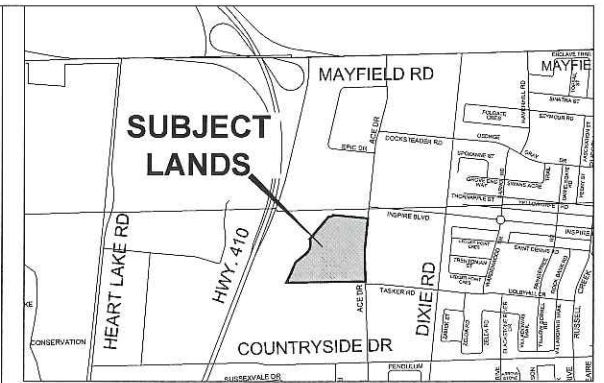
Nikola Coric, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires August 25, 2021.
Signature of a Commissioner, etc.



Submit by Email

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division	
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.	
<u>L Barbuto</u> Zoning Officer	<u>June 14, 2021</u> Date

DATE RECEIVED
Date Application Deemed Complete by the Municipality: _____



CONSENT SKETCH

2713442 Ontario Inc.

BLOCK 3, PLAN 43M-1907

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

CONSENT STATISTICS

	LANDS TO BE RETAINED:	2.966ha (7.329ac)
	LANDS TO BE SEVERED:	3.371ha (8.329ac)
TOTAL:		6.337ha (15.658ac)



SCALE 1:1500
APRIL 28, 2021

GSAI
Glen Schnarr & Associates Inc.



brampton.ca

BRAMPTON

Flower City

Notice of Decision

Committee of Adjustment

FILE NUMBER A19-200

HEARING DATE SEPT. 8, 2020

APPLICATION MADE BY 2713442 ONTARIO INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; **ZONING BY-LAW 270-2004** AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit motor vehicle sales and leasing establishments with accessory motor vehicle repair and the outdoor display and storage of vehicles for sale;
2. To permit a free standing motor vehicle body shop/collision centre (within Area "C" as depicted on the public notice sketch).

(0 ACE DRIVE – BLOCK 3, PLAN 43M-1907)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Power

SECONDED BY: D. Doerfler

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON SEPTEMBER 8, 2020

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

ANA CRISTINA MARQUES, MEMBER

Note: Member D. Colp declared a Conflict of Interest

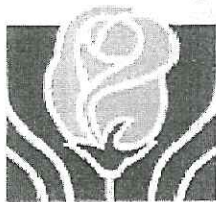
DATED THIS 8TH DAY OF SEPTEMBER, 2020

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE SEPTEMBER 28, 2020

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


SECRETARY-TREASURER

Flower City



brampton.ca

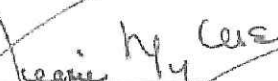
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

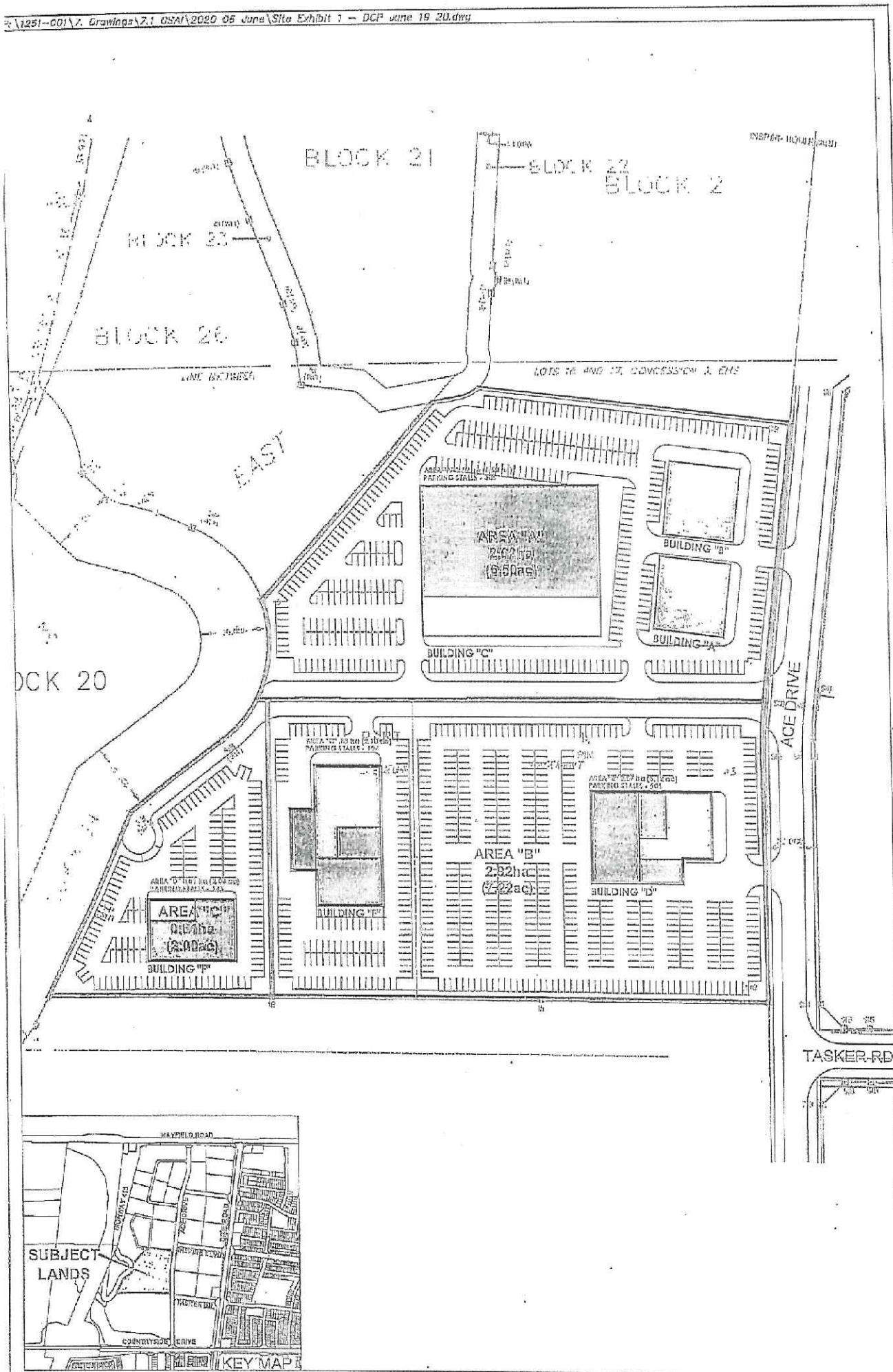
APPLICATION NO: A19-200

DATED: SEPTEMBER 8, 2020

Conditions:

1. That within 180 days of Committee's decision, or within an extended period of time as approved by the Director of Development Services, the applicant shall submit a Condominium application and that within 180 days, or within an extended period of time as approved by the Director of Development Services, of the registration of a condominium for Block 3 and Council adoption of a Part Lot Control Exemption By-law for the lands, a Site Plan Application shall be submitted;
2. Site Plans submitted for the lands subject to this application shall adhere to the design principles of the Community Design Guidelines for Block Plan Area 48-1, which shall include limiting the display of vehicles (outdoor storage) in the front yard, to the satisfaction of the Director of Development Services;
3. That in conjunction with the establishment of any vehicle dealership(s) on the lands that are shown as the northern parcel on the sketch attached to the public notice (i.e. the lands north of the proposed private drive that includes buildings A, B and C), a minimum of 1,200 square meters of office space is required to be developed in this area, which may be in a separate building from the vehicle dealership(s);
4. That any building including a vehicle dealership use on the lands that are shown as the three southerly parcels on the sketch attached to the public notice (i.e. the lands south of the proposed private drive) must include a minimum of 465 square meters of office space per building and must be a minimum of 8 metres in height;
5. That any building that does not include a vehicle dealership use on the lands that are shown as the three southerly parcels on the sketch attached to the public notice (i.e. the lands south of the proposed private drive) must include a minimum of 331 square meters of office space per building and must be a minimum of 8 metres in height;
6. That the proposed retail gross floor area shall be a maximum of 4,000 square meters for the entire Block, being Block 3 of Plan 43M-1907 as shown on the sketch attached to the public notice, and that no more than 1,000 square meters of retail floor area shall be permitted per building;
7. That storage of vehicles shall not occupy any portion of the existing lot or any future legally created lots/part lots within Block 3 until such time as the principal building has been constructed on that individual future lot/part lot, with the exception that limited storage may be permitted during the site plan application process for a lot only if approved by and subject to conditions and restrictions identified by the Director of Development Services;
8. The applicant submits a TRCA permit application (Application for Development Interference with Wetlands & Alterations to Shorelines and Watercourse – Ontario Regulation 166/06) and the associated fee of \$9,950 (Projects on Commercial/Industrial Properties – Standard) and obtains a TRCA permit;
9. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



**SITE EXHIBIT 1
DG GROUP**

0 ACE BOULEVARD
BLOCK 3, PLAN 43M-1907
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

Subject Lands - 6.35ha (15.69ac)

Required Variances:

1. To permit motor vehicle sales and leasing establishments with accessory motor vehicle repair and the outdoor display and storage of vehicles for sale;
2. To permit a free-standing motor vehicle body shop/collision centre (within Area "C" as depicted on the public notice sketch) whereas the bylaw does not permit the proposed use.



SCALE 1:2000
JUNE 19, 2020



GSAI

Glen Schnarr & Associates Inc.

B-2021-0611

a

H1

b

Teapot Lake

Heart Lake Rd

Kettle Pond

410

Countryside Dr

Mayfield Rd

● Mayfi

Cres

Docksteader Rd

George

Spokane St

Grove End Way

Thornapple St

Beatrice Lane

Inspire Blvd

Hasely Lane

Ledger Point

Trentonian St

Cres

Wardenwood Dr

Tasker Rd

Tasker Pond

Tasker Rd

Tasker Rd

Tasker Rd

Tasker Rd

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