



## Committee of Adjustment

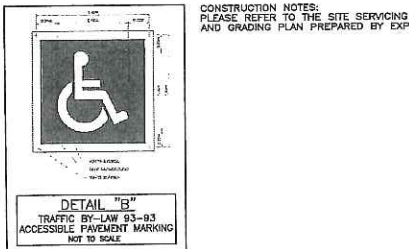
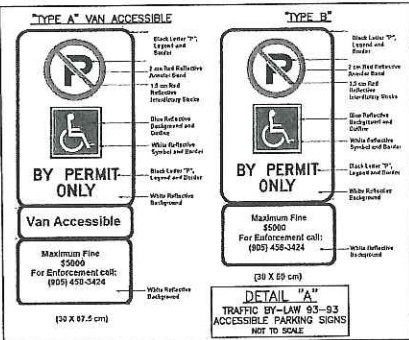
## APPLICATION FOR MINOR VARIANCE

AND WHEREAS the applicant is requesting the following variance(s):

- OTHER PLANNING APPLICATIONS:

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](mailto:jeanie.myers@brampton.ca)

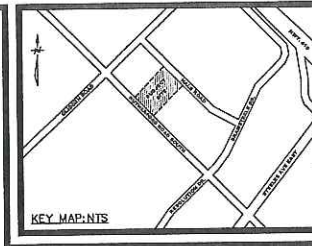
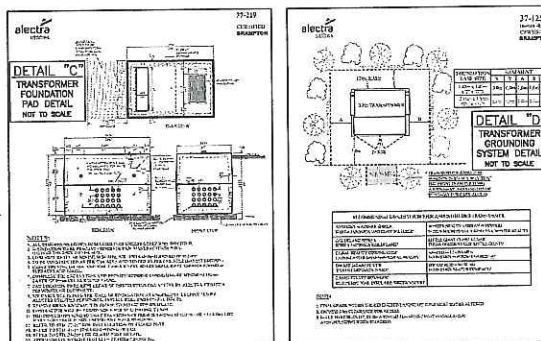




# GENERAL NOTE:

THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF MAINLINE PLANNING SERVICES INC. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF MAINLINE PLANNING SERVICES INC. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER. REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF MAINLINE PLANNING SERVICES INC. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: MAINLINE PLANNING SERVICES INC.



## LAND USE SCHEDULE

TOTAL SITE AREA	= 22,960.5 sq.m. (100.0%)
TOTAL BUILDING ENVELOPE	= 11,891.8 sq.m. (51.8%)
TOTAL LANDSCAPED AREA	= 2,316.9 sq.m. (10.0%)
TOTAL ASPHALT AREA	= 8,751.8 sq.m. (38.2%)

## TOTAL PROPOSED CONDO UNITS = 13

UNIT NUMBER	UNIT GEA
UNIT 1	553.7 sq.m.
UNIT 2	1,067.0 sq.m.
UNIT 3	1,066.0 sq.m.
UNIT 4	989.9 sq.m.
UNIT 5	1,004.6 sq.m.
UNIT 6	972.6 sq.m.
UNIT 7	992.4 sq.m.
UNIT 8	989.3 sq.m.
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UNIT 11	1,103.7 sq.m.
UNIT 12	490.2 sq.m.
UNIT 13	400.4 sq.m.

## COMMON AREAS

ELECTRICAL ROOMS	52.1 sq.m.
------------------	------------

BUILDING HEIGHT = ±5.0 m (ONE STOREY)

GARBAGE = STORED INDOORS

REQUIRED PARKING = 183 TOTAL AS PER MINOR VARIANCE A-2020-0159 (INC. 7 ACCESSIBLE SPACES)

PROVIDED PARKING = 186 TOTAL (INC. 7 ACCESSIBLE SPACES)

REQUIRED LOADING SPACE = 3

PROVIDED LOADING SPACE = 3

EXISTING ZONING = (M2) INDUSTRIAL TWO

PROPOSED ZONING = (M2) INDUSTRIAL TWO

EXISTING USE OF LAND = INDUSTRIAL

PROPOSED USE OF LAND = INDUSTRIAL

ADJACENT USE OF LAND = SEE PLAN

NOTE: NO PARKING SPACE SHALL BE ASSIGNED OR SOLD TO UNITS.

## LEGAL DESCRIPTION

PLAN OF SURVEY OF PART OF LOTS 1 AND 2, CONCESSION 2 EAST OF HURONTARIO STREET (FORMERLY THE TOWNSHIP OF CHINGUACOUSY) CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL

ALL SURVEY INFORMATION PROVIDED BY RODNEY GEYER ONTARIO LAND SURVEYOR INC. 180 PARSONS ROAD, UNIT 29 ALLISTON, ONTARIO L9R 1Y9

NO.	DATE	DESCRIPTION	BY
1	AUG-21	ISSUED FOR MUNICIPAL APPROVAL	J.L.O.
REVISIONS			

**mainline**  
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474  
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

## DRAWING TITLE

MINOR VARIANCE APPLICATION

## PROJECT

286 RUTHERFORD ROAD SOUTH BRAMPTON

## DEVELOPER/OWNER

TAKOL CMCC RUTHERFORD GP INC.

## DRAWN

K.A.R.

## CHECKED

J.L.O.

## SCALE

1 = 400

## DWG. NO.

MV1

## DATE

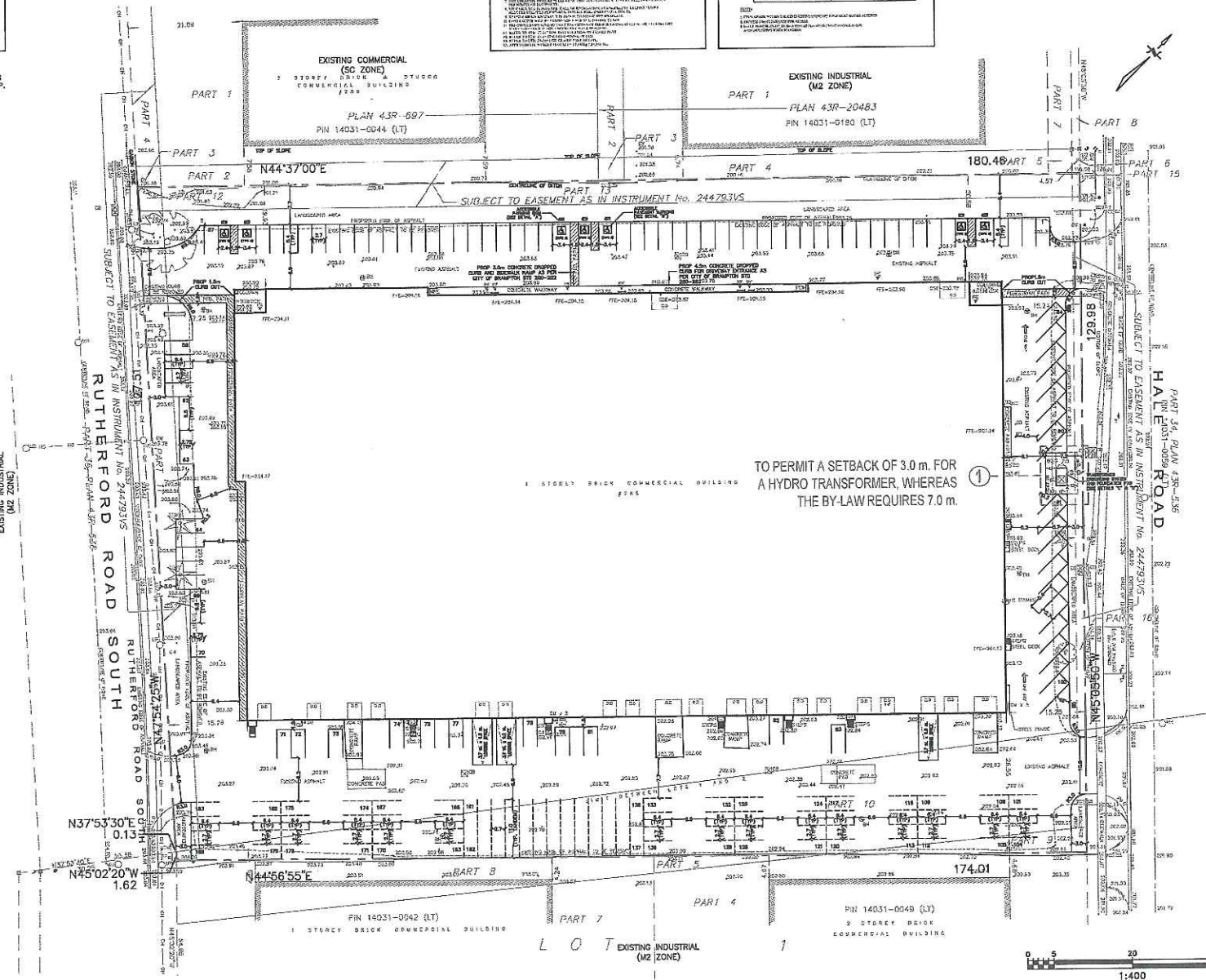
AUG-21

## ISSUED

J.L.O.

## CITY FILE NO.

SPA-2020-0120



- LEGEND:**
- IB DENOTES IRON BAR
  - CP DENOTES CONCRETE PIN
  - APS DENOTES ACCESSIBLE PARKING SIGN (SEE DETAIL "A")
  - OW DENOTES PROPOSED ONE WAY SIGN
  - DNE DENOTES PROPOSED DO NOT ENTER/ONE WAY SIGN
  - 4PE DENOTES PRIMARY UNIT ENTRANCE
  - CC DENOTES CUT CROSS
  - O.D DENOTES OVERHEAD DOOR
  - UP DENOTES UTILITY POLE
  - S DENOTES SIGN
  - GW DENOTES GUY WIRE
  - BP DENOTES BELL PEDESTAL
  - MH DENOTES MANHOLE
  - GM DENOTES GAS METER
  - WV DENOTES WATER VALVE
  - CV DENOTES CULVERT
  - FH DENOTES FIRE HYDRANT
  - GV DENOTES GAS VALVE
  - TGBR DENOTES EXISTING TREE TO BE REMOVED (SEE LANDSCAPE PLAN)
  - BH DENOTES BORE HOLE / MONITORING WELL
  - BO DENOTES BOLLARD
  - FFE DENOTES FINISHED FLOOR ELEVATION
  - GSE DENOTES GARAGE SLAB ELEVATION
  - CB DENOTES CATCH BASIN
  - OH- DENOTES OVERHEAD UTILITY WIRES
  - X-X- DENOTES WIRE FENCE
  - \* DENOTES CONIFEROUS TREE
  - DENOTES DECIDUOUS TREE
  - DENOTES SPOT ELEVATION



**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, August 20, 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, August 21, 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, August 21, 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.



**August 5, 2021**

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

**Attention: Jeanie Myers, Secretary-Treasurer for the Committee of Adjustment**

**RE: Minor Variance Application. 286 Rutherford Road South.**

Dear Ms. Myers,

Mainline Planning Services Inc. is retained by Takol CMCC Rutherford GP Inc. ('owner') to act as their agent for the above referenced matter. Kindly accept this letter containing our planning opinion which is offered in support of the above referenced minor variance application.

As required in the application checklist, the following plans and documents are submitted to support this variance.

- One (1) copy of this Planning Justification Report.
- One (1) copy of the Minor Variance Application.
- One (1) full-size copy of the Site Plan showing the requested variance, plus one (1) reduction suitable for photocopying.
- One (1) copy of the Owner's Authorization Letter.
- One (1) copy of the Permission to Enter.

#### **Planning Justification Report**

##### **Background:**

- The subject property is legally described as Part of Lots 1 and 2 Concession 2 E.H.S. and is known municipally as 286 Rutherford Road South ('property'). The subject property contains a one-storey building that is demised into 12 units.
- The owner recently submitted applications to create 12 standard condominium units so that tenants may own their respective units. To affect the creation of ownership tenure, the owner submitted a draft plan of condominium application as well as a supporting site plan approval application.
- The site plan application (SPA-2020-0120) was approved, and Site Plan Agreement has been registered.
- After the approval of the site plan application, Alectra Utilities confirmed the requirement and location of a new Hydro Transformer to service the site. A Limited Site Plan Application was submitted to address the addition of the Hydro Transformer. Through the review process, staff advised that the location of the proposed transformer has an insufficient setback according to the By-law. A variance is required to bring the property into compliance with the By-law.

##### **The Requested Variances:**

1. To permit a Hydro Transformer to be setback 3.0m from the property line whereas the by-law requires a Hydro Transformer to comply with the building setback of the applicable zone of 7.0m.

##### ***The Planning Act.***

Section 45(1) of the *Planning Act* ("Act") allows the Committee of Adjustment to authorize variances to a



zoning by-law where the variance is minor; is desirable for the appropriate development or use of land, building or structure; maintains the general intent and purpose of the Official Plan; and maintains the general intent and purpose of the zoning by-law. The Committee must be satisfied that all four tests are met to authorize the requested variance.

#### **The Four Tests:**

##### **1) The Variance is Minor**

- ✓ Utility Installations are permitted on the property with a 3.0m setback (subject to size restrictions).
- ✓ Accessory Buildings are permitted on the property with a 3.0m setback and a gross floor area of up to 100 sq.m.
- ✓ Accessory Buildings are defined to be, "...a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and the buildings on it..."

#### **Planning Opinion**

It is our considered and professional planning opinion that the requested variance is minor in nature as the Hydro Transformer would otherwise be permitted on the property at the requested 3.0m setback if it were smaller in size pursuant to section 6.10 of the By-law.

It is our further opinion that the Hydro Transformer can be considered as an accessory building as defined in the By-law, for which all the setback and size requirements are met. The subject property was developed over 45 years ago and there is limited space for site reconfiguration without adversely impacting functionality.

The variance requested is minor as the proposed location of the Hydro Transformer maintains the existing functionality of the site and will not cause any unacceptable adverse impact on neighbouring properties.

##### **2) The Proposal is Desirable for the Appropriate Development of Land, Building and Structure**

It is our considered and professional planning opinion that:

- ✓ The proposed variances are **desirable to the owner** as the property must be brought into compliance with the By-law to approve the Limited Site Plan and as a condition of standard condominium approval.
- ✓ The proposed variance is **desirable to the owner and the City of Brampton** as the Hydro Transformer is required to upgrade existing services, providing additional opportunities for businesses to permanently establish themselves at this location.
- ✓ The proposed variance is **desirable to Alectra Utilities** as they requested the transformer be installed at the proposed location for optimal access to their equipment.
- ✓ The proposed variance is **desirable to the surrounding industrial community and all Bramptonians** as thriving employment areas attract customers into the area; create new jobs; and enhance the City's tax base which means money to support community services that benefit the City at-large.
- ✓ The proposed variance is **desirable to the adjacent properties** as it will be appropriately screened in accordance with Alectra Utility Guidelines.

##### **3) The Proposal maintains the General Intent and Purpose of the Official Plan**

We have reviewed the City's Official Plan ('OP') and offer our comment as follows.

- ✓ This property is designated 'Industrial' in the OP.
- ✓ In conformity with OP Policy 4.8.4.1... "Above ground installations shall be visually screened by the use of....streetscape elements..." Accordingly, the Hydro Transformer will be appropriately

screened in accordance with Alectra Utility Guidelines and the City's Open Space Department Approval.

- ✓ In conformity with OP Policies 4.8.4.3 and 4.8.4.4, as a utility which cannot be located in the right-of-way, the proposal seeks to, "...have minimal detrimental effect on the use of land and enjoyment of property."

#### Planning Opinion

It is our considered and professional planning opinion that the proposal maintains the general intent and purpose of the Official Plan and ensures the continued functionality of the site.

#### 4) The Proposal maintains the General Intent and Purpose of the Zoning Bylaw

- ✓ The subject property is zoned M2 (Industrial Two Zone).
- ✓ Utility Uses are permitted within 3.0m from the property line (subject to size restrictions) pursuant to Section 6.10 of the By-law.
- ✓ Accessory Buildings are permitted in Industrial Zones pursuant to Section 30.3 of the By-law.
- ✓ Accessory Buildings are defined to be, "...a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and the buildings on it..."

#### Planning Opinion

It is our considered and professional planning opinion that as the requested variance conforms to the criteria of an accessory building which is permitted by the By-law to be located 3.0m from the right-of-way, the proposal maintains the general intent and purpose of the zoning By-law.

#### Conclusions:

It is our considered and professional planning opinion that the 4 tests noted in Section 45(1) of the *Planning Act* are met, the Committee's decision to authorize this variance is consistent with the Provincial Policy Statement and will not conflict with provincial plans such as the Growth Plan.

As such, we respectfully request that the proposed Hydro Transformer be permitted with a setback of 3.0m from the property line.

We trust that our Planning opinion is supported by the staff and results in a recommendation for Committee approval. If you require anything further, please do not hesitate to contact the undersigned at 905-893-0046.

Respectfully submitted,

**mainline planning services inc.**



Jennifer Ormiston, RPP, MCIP

cc: client



FILE NUMBER: A-2021-0176

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)** Takol CMCC Rutherford GP Inc. c/o Daniel Kolber  
**Address** 2300 Yonge Street, Suite 712, P.O. Box 2310, Toronto, Ontario M4P 1E4  
  
**Phone #** See Agent **Fax #** \_\_\_\_\_  
**Email** daniel@takolrealestate.com

2. **Name of Agent** Jennifer Ormiston  
**Address** P.O. Box 319, Kleinburg, Ontario L0J 1C0  
  
**Phone #** (905) 893 - 0046 **Fax #** 888-370-9474  
**Email** jormiston@mainlineplanning.com

3. **Nature and extent of relief applied for (variances requested):**  
To permit the location of a hydro transformer 3m from the property line whereas the by-law requires 7m.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
The subject property was developed circa 1974. The lot configuration including all accesses and drive aisles cannot be reconfigured. There is limited space for accommodating a Hydro Transformer on site, and the proposed location requires the removal of 2 parking spaces, and a reduced setback from the property line to ensure that the functionality of the existing site is maintained. A 7.0m setback would locate the transformer in the middle of the drive aisle.  
  
Please refer to the Planning Justification Report for additional details.

5. **Legal Description of the subject land:**  
**Lot Number** Part of Lots 1 and 2  
**Plan Number/Concession Number** Registered Plan 43R795 (Parts 9 to 16) Concession 2 EHS  
**Municipal Address** 286 Rutherford Road South, Brampton, Ontario

6. **Dimension of subject land (in metric units)**  
**Frontage** 129.13  
**Depth** 174.14 (irregular)  
**Area** 2.29605 ha

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** ☐

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.)

Current Parking Spaces: 186

Gross Floor Area/ Ground Floor Area: 11,867.6 square metres

Number of storeys: 1 Storey (+/- 6.0 metres)

Number of Units: 12

Building Coverage: 51.7%

Floor Space Index: 0.517

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

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 15.26 Metres

Rear yard setback 15.24 Metres

Side yard setback 19.93 Metres

Side yard setback 26.39 Metres

**PROPOSED**

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: January 2020

11. Existing uses of subject property: Employment - Warehouse and Motor Vehicle Repair

12. Proposed uses of subject property: As existing

Employment, including: Construction Company, Appliance Store, HVAC Contractor, Machine Shop, Truck Repair and Maintenance

13. Existing uses of abutting properties:

14. Date of construction of all buildings & structures on subject land: Circa 1974

15. Length of time the existing uses of the subject property have been continued: Approximately 50 years

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 # DPC-2020-0004 Status Under Review

18. Has a pre-consultation application been filed?

Yes ☒ No ☐ File # PRE-2019-0058

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 # <u>A15-166</u>	Decision <u>No Action Taken</u>	Relief <u>Parking Reduction</u>
File # <u>A-2020-0159</u>	Decision <u>Approved</u>	Relief <u>Parking Reduction</u>
File # _____	Decision _____	Relief _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 5th DAY OF August, 20 21.

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, Jennifer Ormiston, OF THE City OF Pickering  
IN THE Region OF Durham 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 \_\_\_\_\_  
Prel THIS 5th DAY OF  
August, 20 21.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

J. W.  
Signature of Applicant or Authorized Agent

Jeanie Myers  
A Commissioner etc.

FOR OFFICE USE ONLY

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

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

M2

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

[Signature]  
Zoning Officer

August 5, 2021

Date

DATE RECEIVED

August 5, 2021



**"TYPE A" VAN ACCESSIBLE**

Black Letter "P", Legend and Symbol

2 m Red Reflective Arrowhead

1.5 m Red Reflective Rectangular Sign

Blue Reflective Background and Outline

White Reflective Symbol and Border

**BY PERMIT ONLY**

Van Accessible

Maximum Fine \$5000 For Enforcement call: (905) 458-3424

(30 X 67.5 cm)

**"TYPE B"**

Black Letter "P", Legend and Symbol

2 m Red Reflective Arrowhead

1.5 m Red Reflective Rectangular Sign

Blue Reflective Background and Outline

White Reflective Symbol and Border

**BY PERMIT ONLY**

Maximum Fine \$5000 For Enforcement call: (905) 458-3424

(30 X 67.5 cm)

**DETAIL "A"**

TRAFFIC BY-LAW 93-93 ACCESSIBLE PARKING SIGNS NOT TO SCALE

**DETAIL "B"**

TRAFFIC BY-LAW 93-93 ACCESSIBLE PAVEMENT MARKING NOT TO SCALE

CONSTRUCTION NOTES:  
PLEASE REFER TO THE SITE SERVING AND GRADING PLAN PREPARED BY EXP.

**GENERAL NOTE:**

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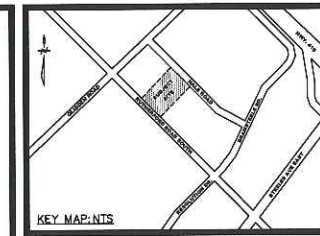
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**DETAIL "C"**

TRANSFORMER FOUNDATION PAD DETAIL NOT TO SCALE

**DETAIL "D"**

TRANSFORMER GROUNDING SYSTEM DETAIL NOT TO SCALE



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**PROPOSED USE OF LAND** = INDUSTRIAL

**ADJACENT USE OF LAND** = SEE PLAN

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**LEGAL DESCRIPTION**

PART OF SURVEY OF  
PART OF LOTS 1 AND 2, CONCESSION 2  
EAST OF HURONTARIO STREET  
(FORMERLY THE TOWNSHIP OF CHINGUACOUS)  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEELE

**NOTE:**  
ALL SURVEY INFORMATION PROVIDED BY RODNEY GEYER ONTARIO LAND  
SURVEYOR INC. 180 PARSONS ROAD, UNIT 28 ALLISTON, ONTARIO L0R1E5

NO.	DATE	DESCRIPTION	BY
1	AUG-21	ISSUED FOR MUNICIPAL APPROVAL	J.L.O.
REVISIONS			

**mainline**  
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474  
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

**DRAWING TITLE**

MINOR VARIANCE  
APPLICATION

**PROJECT**

286 RUTHERFORD ROAD SOUTH  
BRAMPTON

**DEVELOPER/OWNER**

TAKOL CMCC RUTHERFORD GP INC.

DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	J.L.O.	1 = 400	1
DATE	ISSUED	CITY FILE No.	
AUG-21	J.L.O.	SPA-2020-0120	MV1

- LEGEND:**
- IB DENOTES IRON BAR
  - CP DENOTES CONCRETE PIN
  - APS DENOTES ACCESSIBLE PARKING SIGN (SEE DETAIL "A")
  - OW DENOTES PROPOSED ONE WAY SIGN
  - DNE DENOTES PROPOSED DO NOT ENTER/ONE WAY SIGN
  - PE DENOTES PRIMARY UNIT ENTRANCE
  - CC DENOTES CUT CROSS
  - Q.D DENOTES OVERHEAD DOOR
  - UP DENOTES UTILITY POLE
  - S DENOTES SIGN
  - GW DENOTES GUY WIRE
  - BP DENOTES BELL PEDESTAL
  - MH DENOTES MANHOLE
  - GM DENOTES GAS METER
  - WV DENOTES WATER VALVE
  - CV DENOTES CULVERT
  - FT DENOTES FIRE HYDRANT
  - GV DENOTES GAS VALVE
  - TTR DENOTES EXISTING TREE TO BE REMOVED (SEE LANDSCAPE PLAN)
  - BH DENOTES BORE HOLE / MONITORING WELL
  - BO DENOTES BOLLARD
  - FPE DENOTES FINISHED FLOOR ELEVATION
  - GSE DENOTES GARAGE SLAB ELEVATION
  - CB DENOTES CATCH BASIN
  - OH DENOTES OVERHEAD UTILITY WIRES
  - X-X- DENOTES WIRE FENCE
  - ★ DENOTES CONIFEROUS TREE
  - DENOTES DECIDUOUS TREE
  - DENOTES SPOT ELEVATION

