



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **2131493 ONTARIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 11, Concession 1 WHS, municipally known as **10124 HURONTARIO STREET**, Brampton;

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

1. To permit a Motor Vehicle Sales Establishment whereas the by-law does not permit the proposed use;
2. To permit Motor Vehicle Repair accessory to Motor Vehicle Sales whereas the by-law does not permit the proposed use;
3. To permit outdoor storage (display of vehicles for sale or lease) whereas the by-law does not permit outdoor storage;
4. To permit a front yard setback of 3.0m (9.84 ft.) whereas the by-law requires a minimum front yard setback of 21m (68.90 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____
Application for Consent: _____ NO _____

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, April 20, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **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 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.

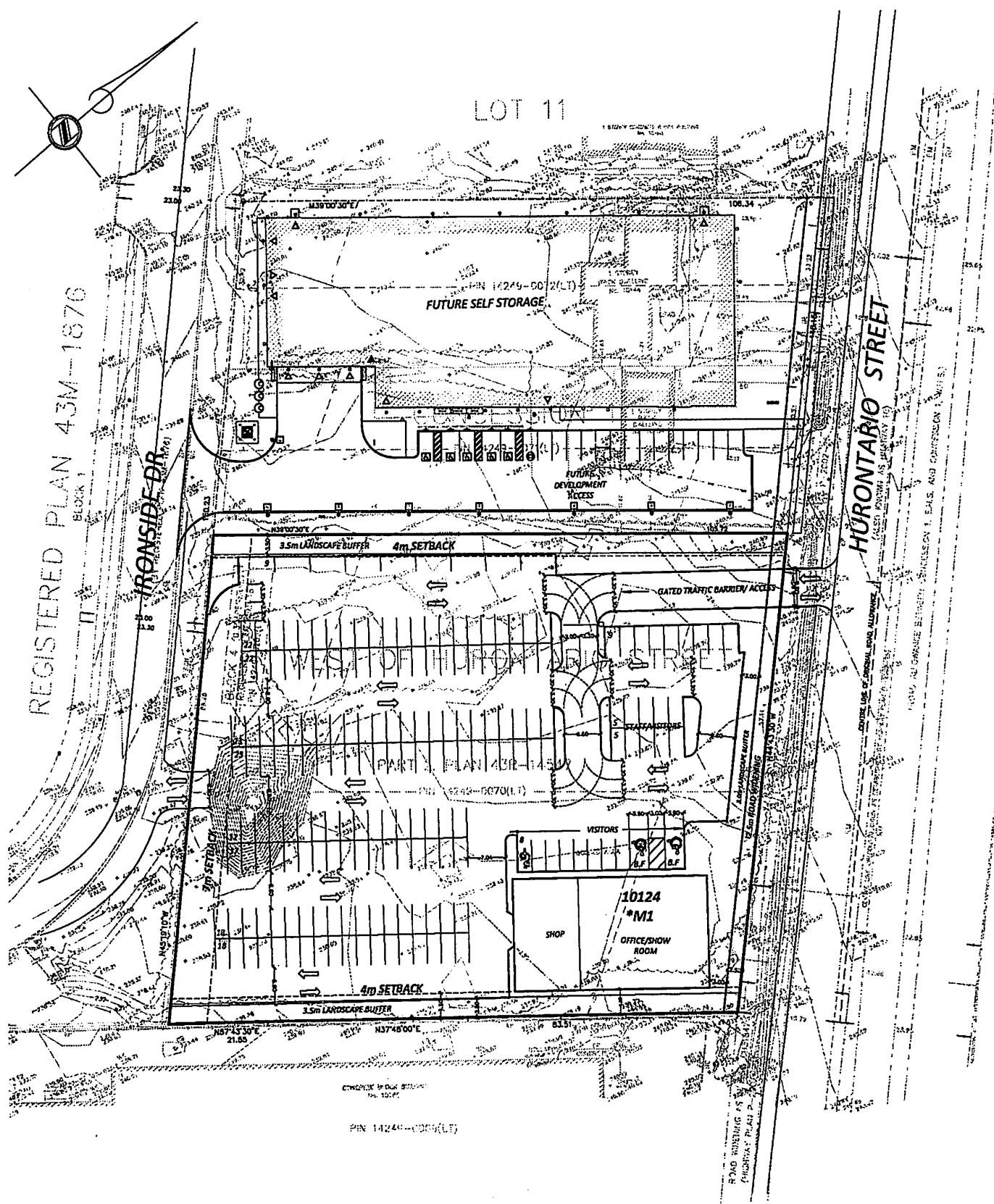
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 8th day of April, 2021.

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

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



SITE PLAN STATISTICS

LOT AREA - 9224m²
ROAD WIDENING - 218m²
NET LOT AREA - 9006m²
BUILDING GFA - 743m²
BUILDING COVERAGE - 8%
FSI - 0.08

PARKING PER REGULATIONS (6.17)

TYP. PARKING SPACE = 2.70m X 5.4m
TYP. PAR. PARKING SPACE = 2.75m X 6.5m
DRIVEWAY AISLE MIN = 6.6m
196 PARKING SPACES PROVIDED + 2 BARRIER FREE PARKING.

PARKING REQUIREMENTS: SECTION 20.0

Total GFA: 743m²
Parking Spaces Required = 1 Parking Space/23m²
743m²/23m² = 32 Parking Spaces Required.
17 Parking Spaces Reserved for Staff & Visitors + 2 B.F. Parking Spaces
179 Parking Spaces Reserved for Display
196 Parking Spaces Provided.

SCALE: 1:750
APRIL 7, 2021

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, April 15, 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, Friday, April 16, 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, April 16, 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

March 23, 2021

Our File # 909-001

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

Attention: Jeanie Myers
Secretary-Treasurer, Committee of Adjustment

Re: Minor Variance Application
2131493 Ontario Inc.
10124 Hurontario Street
City of Brampton

A-2021-0057

Glen Schnarr and Associates Inc. is pleased to submit this application for a Minor Variance on behalf of our client 2131493 Ontario Inc., owner of the property legally described as PT LT 11 CON 1 WHS CHINGUACOUSY PT 2, 43R14547, and municipally addressed at 10124 Hurontario Street (herein referred to as the "subject property"). The subject property is located approximately 350 metres north of the intersection of Hurontario Street and Bovaird Drive. The subject property has a lot area of approximately 0.92 hectares (2.27 acres). Currently, the subject property is vacant with a lot frontage of 87.17 metres (286 feet) along Hurontario Street and a lot depth of 105.81 metres (347.14 feet).

GSAI took part in a pre-consultation application regarding the subject property, submitted on January 14, 2021 and discussed with City Staff on February 23, 2021 (City File No. PRE-2021-0008). The purpose of the Minor Variance application is to seek relief from zoning deficiencies, as identified by City staff through the review of PRE-2021-0008. Our client is working with Attrell Toyota for the development of a motor vehicle sales facility with motor vehicle repair ancillary to the motor vehicle sales on the subject property. The proposed development is not intended to be a full dealership, rather Attrell Toyota intends to reallocate off-lease vehicles from their existing Brampton dealership to the proposed development, thus creating capacity for electric vehicles.

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



In order to facilitate the proposed development, the following variances to the City of Brampton Zoning By-Law 270-2004 are requested:

1. To permit motor vehicle sales as defined by the Zoning By-Law, whereas the Zoning By-Law does not identify motor vehicle sales as a permitted use.
2. To permit motor vehicle repair accessory to motor vehicle sales as defined by the Zoning By-law, whereas the Zoning By-Law does not identify Motor Vehicle Repair as a permitted use.
3. To permit "Outdoor Storage" as defined by the Zoning By-Law, whereas the Zoning By-Law does not identify "Outdoor Storage" as a permitted use.
4. To permit 3 metre front yard setback, whereas the Zoning By-Law requires a minimum of 21 metres.

Policy Context

The subject property is designated *Business Corridor* (Schedule A – General Land Use Designations) in the City of Brampton's Official Plan and is designated *Highway Commercial – Special Site Area 6* in the City of Brampton Snelgrove-Heartlake Secondary Plan.

The subject property is zoned *Commercial Two – Section 572 (C2-572)*. The Committee of Adjustment granted a variance for the subject property under file A05-164 in 2005 to permit a retail establishment and a medical office on the subject property.

Analysis

We have reviewed relevant Official Plan policies and Zoning By-law provisions in the context of the prescribed criteria to authorize a minor variance under Section 45(1) of the *Planning Act* and we are of the opinion that the variances, in this case, is minor in nature, is desirable for the development of the property and maintains the general intent of both the relevant Official Plan and Zoning By-law. The following provides an analysis demonstrating how the variances satisfy the four tests of a minor variance as set out in Section 45(1) of the *Planning Act*.

1. Meets the general intent and purpose of the Official Plan

The requested variances are not in conflict with the *Business Corridor* policies of the Official Plan and *Highway Commercial – Special Site Area 6* in the City of Brampton Snelgrove-Heartlake Secondary Plan. Commercial developments are permitted within the *Highway Commercial – Special Site Area 6* such as drive-in restaurants and other eating establishments, motels, hotels and similar uses, as well as vehicle sales and service establishments such as service stations and car washes. Motor vehicle repair is considered an industrial activity, yet this designation is in



accordance with the intent and purpose of the Secondary Plan, as long as motor vehicle repair remains as an ancillary use to motor vehicle sales. In addition, the proposed uses, motor vehicle sales with ancillary motor vehicle repair, are complimentary to the existing development along this corridor.

Commercial employment uses represent a significant sector within Brampton's economy and an important motivator in preserving the City's employment sector.

The reduced setbacks do not hinder the City's Official Plan policies. The proposed variance upholds the general intent of the City's Official Plan as the change in use will serve accessory to the permitted commercial use.

2. Meets the general intent and purpose of the Zoning By-law

The subject property is zoned *Commercial Two – Section 572 (C2-572)* in the City of Brampton Zoning By-Law 270-2004. *Commercial Two* zoning category permits automotive-related uses such as, but not limited to, a service station or gas bar, a parking lot, and purposes accessory to the other permitted purposes. The site-specific zone (C2-572) permits various commercial and service commercial uses including but not limited to automobile service station, motor vehicle washing establishment, motor vehicle rental establishment, amongst others. Due to the nature of permitted uses under the *Commercial Two* and those permitted under *Special Section 572*, we are of the opinion that the proposed automotive sales and ancillary motor vehicle repair do not conflict with the Zoning By-law. Motor vehicle repair is intended for ancillary use to auto sales. Therefore, this proposed development will not function as customary of a full motor vehicle repair establishment.

As outlined in *Commercial Two – Section 572.2 (3)* of the Zoning By-law, Outdoor Storage shall not be permitted. The owner is seeking to permit Outdoor Storage to allow for the display of vehicles to be parked continuously overnight, and not be removed daily. The vehicles on display will be for sale, with an expectation that product turnover will occur, and inventory may fluctuate throughout the year.

As outlined in *Commercial Two* zone category, section 21.2.2 (b), minimum front yard depth is 21 metres. The client is requesting a reduction of this setback to 3 metres, thus deviating from the required minimum. Through the formal pre-application consultation process, City of Brampton's Urban Design requested placing the building closer to Hurontario Street. Thus, we are seeking a variance of 3 metres to enable flexibility of the building location at the Site Plan application stage to avoid further zoning variance in the future. The proposed front yard setback will not impact the adjacent properties and is more consistent with modern trends by creating a prominent street edge. The proposed setback is aligned with development along this corridor.



3. & 4. Desirable for the appropriate development of the land and Minor in Nature

As outlined above, it is our opinion that the proposed variances are minor in nature and do not significantly deviate from the requirements of the Official Plan and Zoning By-law in terms of intent. The motor vehicle repair will serve as an accessory function to the motor vehicle sales. The proposed variances for a reduced front yard setback will facilitate an efficient site design and use of space that better align with the intended land use.

The proposed variance does not adversely impact any neighboring properties or municipal streets. As previously stated, a pre-application consultation was held with City of Brampton and City staff and Region staff have provided us with comments. These variances reflect both the nature of the proposed development, as well as in response to City staff comments.

In support of the Minor Variance Application, we enclose the following:

- One (1) cheque in the amount of \$2,560.00 payable to the 'City of Brampton' in payment of the Minor Variance Applications fee;
- One (1) completed Application for Minor Variance form including Authorization of Agent and Permission to Enter forms;
- One (1) copy of the Development Concept Plan as prepared by Glen Schnarr & Associates Inc., dated January 6, 2021; and
- One (1) copy of the Site Renderings and Elevations as prepared by Nutima Designs, dated December 2020.

We trust this completes the Application for Minor Variance and we look forward to being considered for the **April 20th** hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP
Partner



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)** 2131493 Ontario Inc.
Address 31 Centre St. S
Brampton
L6W 2X7
Phone # 416-576-2275 **Fax #** _____
Email peter@hillgroupofcompanies.com

2. **Name of Agent** Glen Schnarr & Associates Inc., Attn: Colin Chung and Elyssa Pompa
Address 700 - 10 Kingsbridge Garden Circle
Mississauga, ON
L5R 3K6
Phone # 905-568-8888 x 224 **Fax #** 905-568-8894
Email colinc@gsai.ca

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

To permit motor vehicle sales establishment;
To permit motor vehicle repair accessory to motor vehicle sales;
To permit "Outdoor Storage" for vehicle display; and
To permit a front yard setback of 3 meters.

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

The Zoning By-Law does not permit motor vehicle repair, motor vehicle sales nor does the Zoning By-Law allow "Outdoor Storage". In addition, the Zoning By-law does not permit a front yard setback of 3 metres.

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

Lot Number 11

Plan Number/Concession Number CON 1 WHS CHINGUACOUSY PT 2, 43R14547 ; BRAMPTON

Municipal Address 10124 Hurontario Street

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

Frontage 87.17 metres

Depth 105.81 metres

Area 9,200 metres squared (0.92 hectares)

7. **Access to the subject land is by:**

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

☐
☒
☐

Seasonal Road

Other Public Road

Water

☐
☐
☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

N/A - The land is currently vacant.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

One proposed building:
FSI: 0.08;
Gross Floor Area: 743 square metres;
Number of Storeys: 1

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

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

PROPOSED

Front yard setback	3 meters
Rear yard setback	7 meters
Side yard setback	4 meters
Side yard setback	4 meters

10. Date of Acquisition of subject land: August 2008
11. Existing uses of subject property: Commercial Two – Section 572 (C2-572)
12. Proposed uses of subject property: Motor Vehicle Repair accessory to Motor Vehicle Sales
13. Existing uses of abutting properties: Commercial uses to the south and Industrial uses to the north
14. Date of construction of all buildings & structures on subject land: Vacant
15. Length of time the existing uses of the subject property have been continued: Vacant

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

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # A05-164	Decision Approved with conditions	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF _____ Brampton

THIS 23 DAY OF March, 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, Elyssa Pompa, OF THE City _____ OF Brampton

IN THE _____ OF _____ 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 23rd DAY OF
March, 2021.

April Dela Cerna
A Commissioner etc.

Signature of Applicant or Authorized Agent

ad April Dela Cerna,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

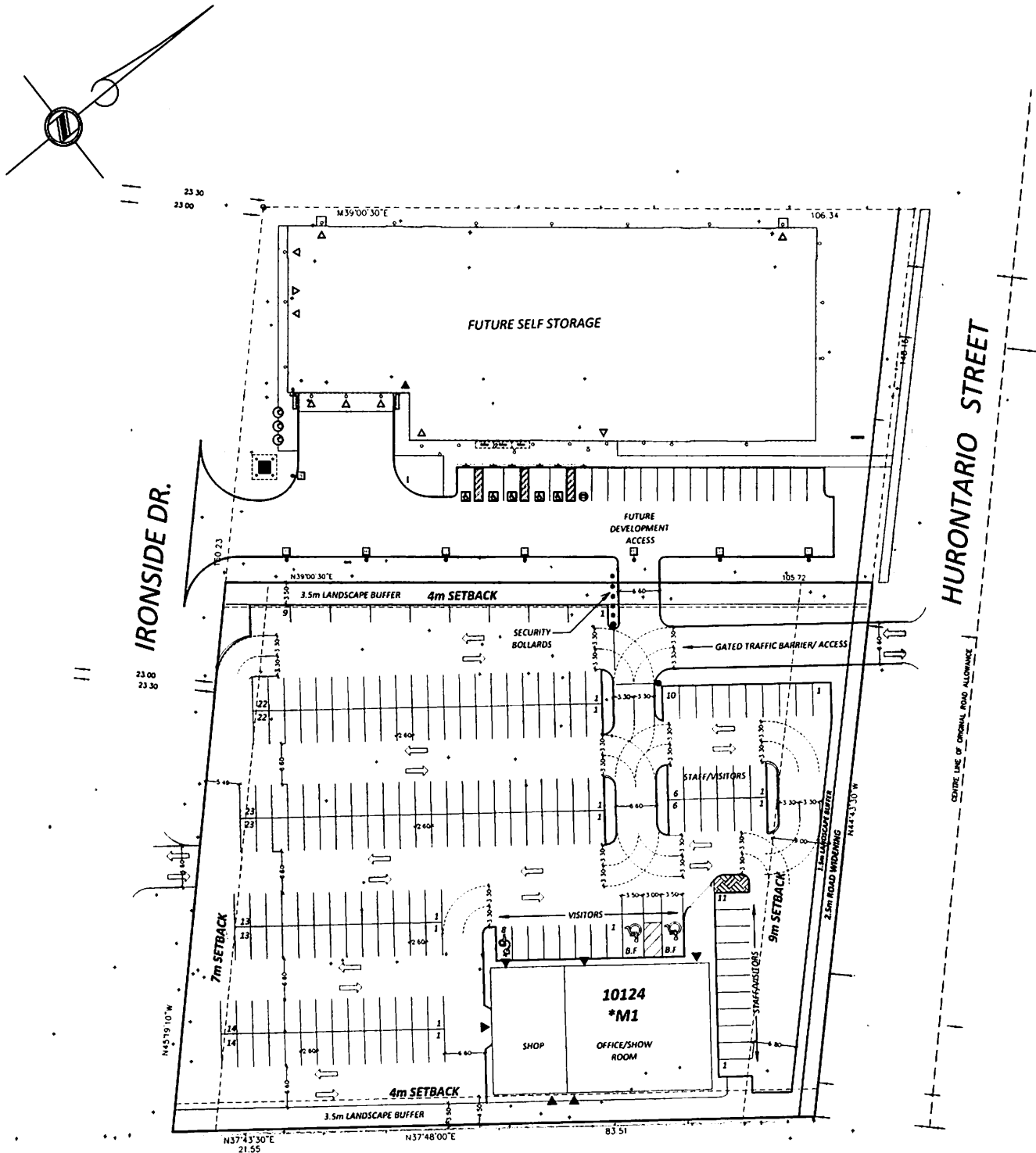
Present Zoning By-law Classification: C2-572

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

L Barbutto March 23, 2021
Zoning Officer Date

DATE RECEIVED _____

Date Application Deemed Complete by the Municipality March 23, 2021



SITE PLAN STATISTICS

LOT AREA - 9224m²
 ROAD WIDENING - 218m²
 NET LOT AREA - 9006m²
 BUILDING GFA - 743m²
 BUILDING COVERAGE - 8%
 FSI - 0.08

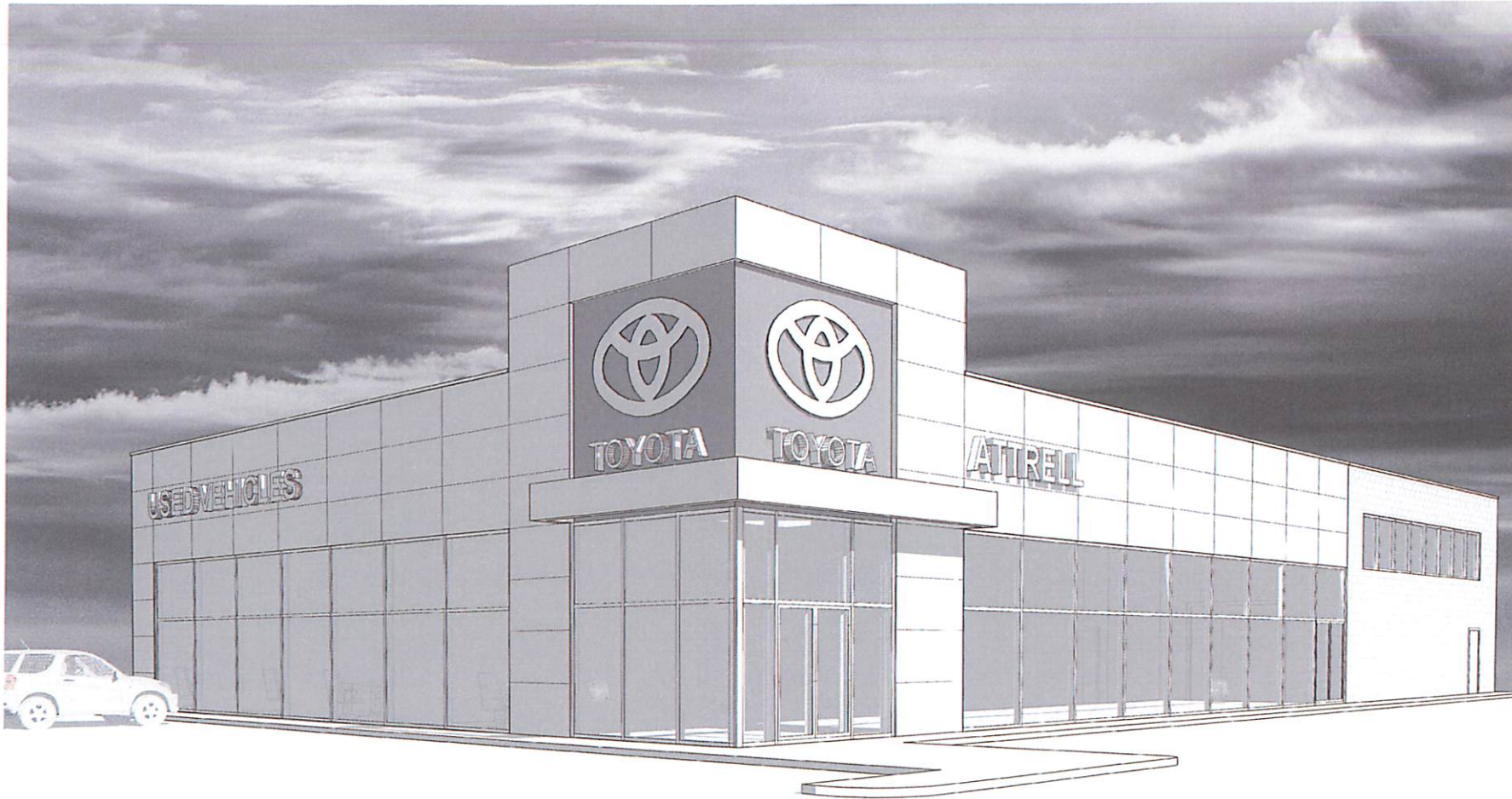
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TYP. PARKING SPACE = 2.70m X 5.4m
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 743m²/23m² = 32 Parking Spaces Required.
 32 Parking Spaces Reserved for Staff & Visitors + 2 B.F. Parking Spaces
 162 Parking Spaces Reserved for Display
 194 Parking Spaces Provided.

SCALE: 1:750
 JANUARY 6, 2021



2.1 THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO NUTIMA DESIGN & PROJECT MANAGEMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2.2 OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.

2.3 ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

4.1 FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELLED ISSUED FOR CONSTRUCTION.

5.1 DO NOT SCALE THE DRAWINGS.



Revision Schedule

No.	Description	Date
1	Issued for Client Review	04/12/2020



Project Status:

PRELIMINARY

Seal:

Nutima Design & Project
Management Inc.
289-327-1311

Project:
Attrell Toyota

Address:
10224 Hurontario St, Brampton, ON

Project No:
2020-43

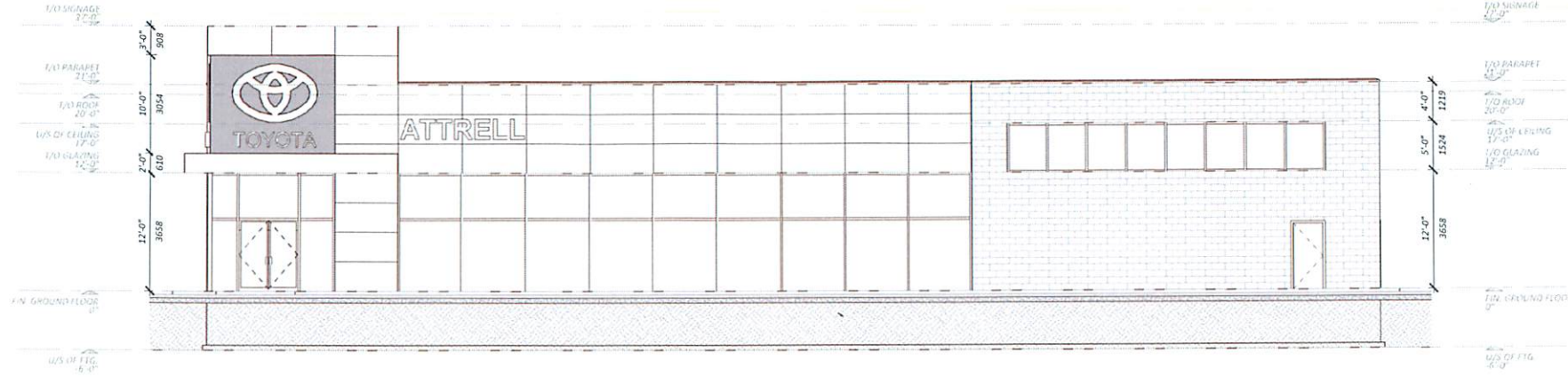
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Chkd By: W.K. Scale:

Drawing
No.:

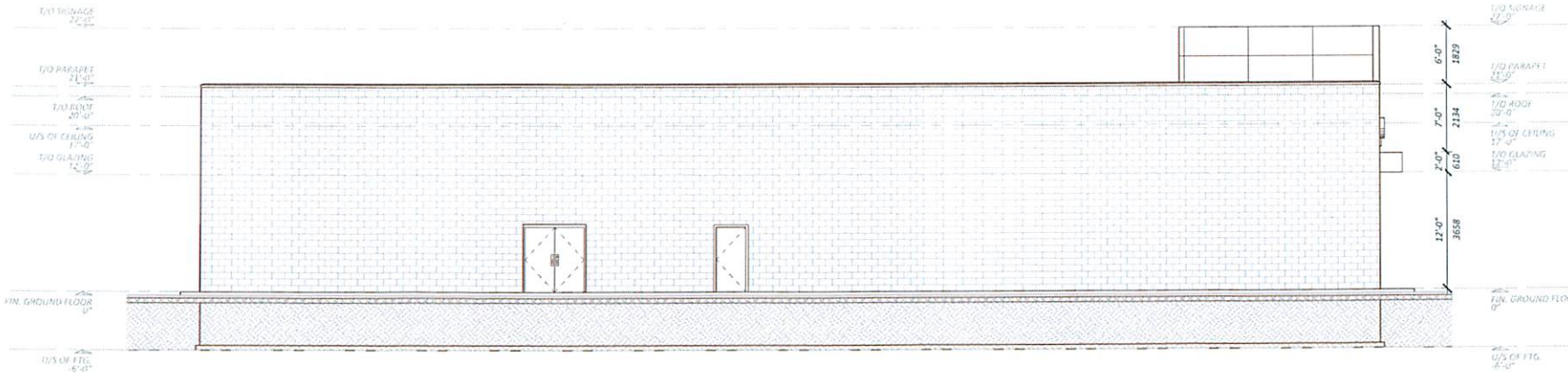
A0

Revision:
1

PRELIMINARY DESIGN FOR CLIENT REVIEW



1 PROPOSED RIGHT ELEVATION
Scale: 1 : 100



2 PROPOSED LEFT ELEVATION
Scale: 1 : 100

- 1.) THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO NUTIMA DESIGN & PROJECT MANAGEMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2.) OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.
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- 4.) FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELLED 'ISSUED FOR CONSTRUCTION'.
- 5.) DO NOT SCALE THE DRAWINGS.



Revision Schedule

No.	Description	Date
1	Issued for Client Review	04/12/2020



Project Status:

PRELIMINARY

Seal:

Nutima Design & Project Management Inc.
289-327-1311

Project:
Attrell Toyota

Address:
10124 Hurontario St, Brampton, ON

Project No:
2020-43

Drawn By: A.K. Date: DEC 2020

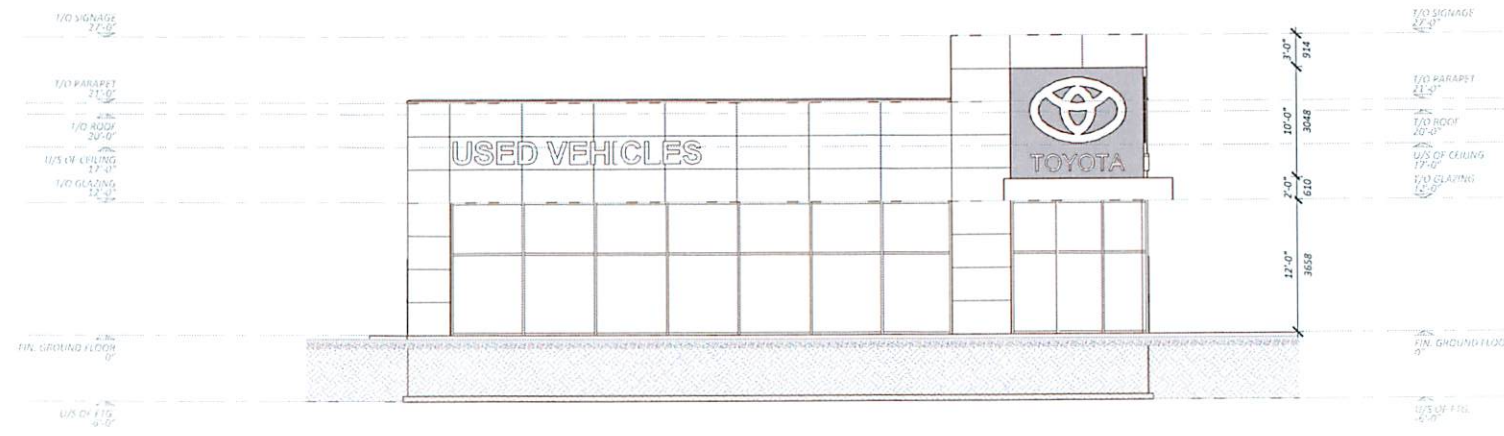
Chkd By: W.K. Scale: 1 : 100

Drawing No.: **A201**

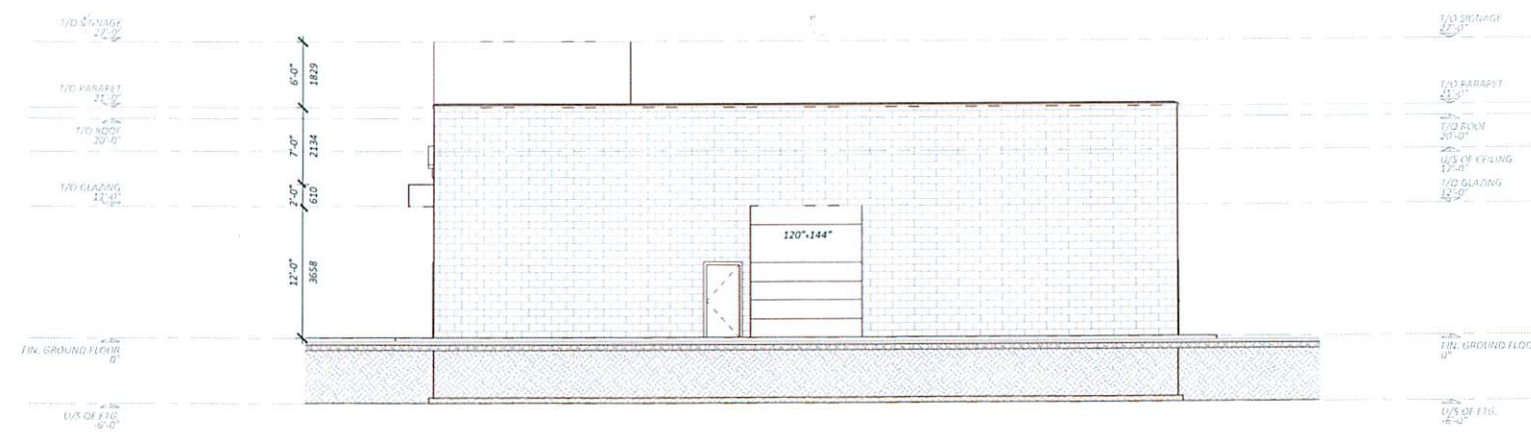
Revision:

1

LEFT & RIGHT ELEVATIONS



1 PROPOSED FRONT ELEVATION
Scale: 1 : 100



2 PROPOSED REAR ELEVATION
Scale: 1 : 100

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Revision Schedule		
No.	Description	Date
1	Issued for Client Review	04/12/2020



Project Status:
PRELIMINARY

Seal:

Nutima Design & Project Management Inc.
289-327-1311

Project:
Attrell Toyota

Address:
10124 Hurontario St, Brampton, ON

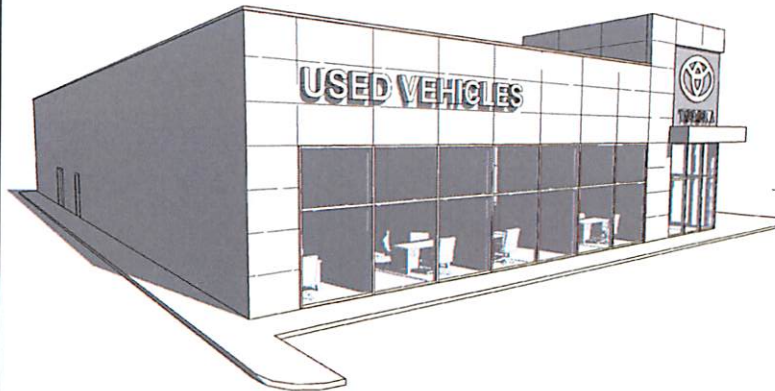
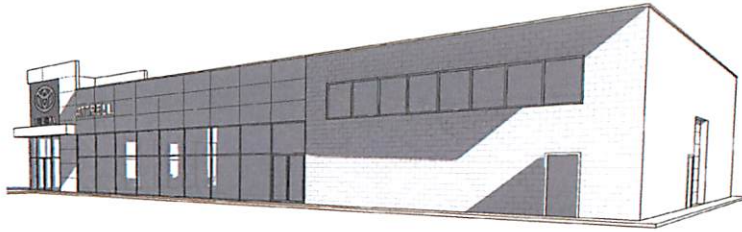
Project No:
2020-43

Drawn By: A.K. Date: DEC 2020

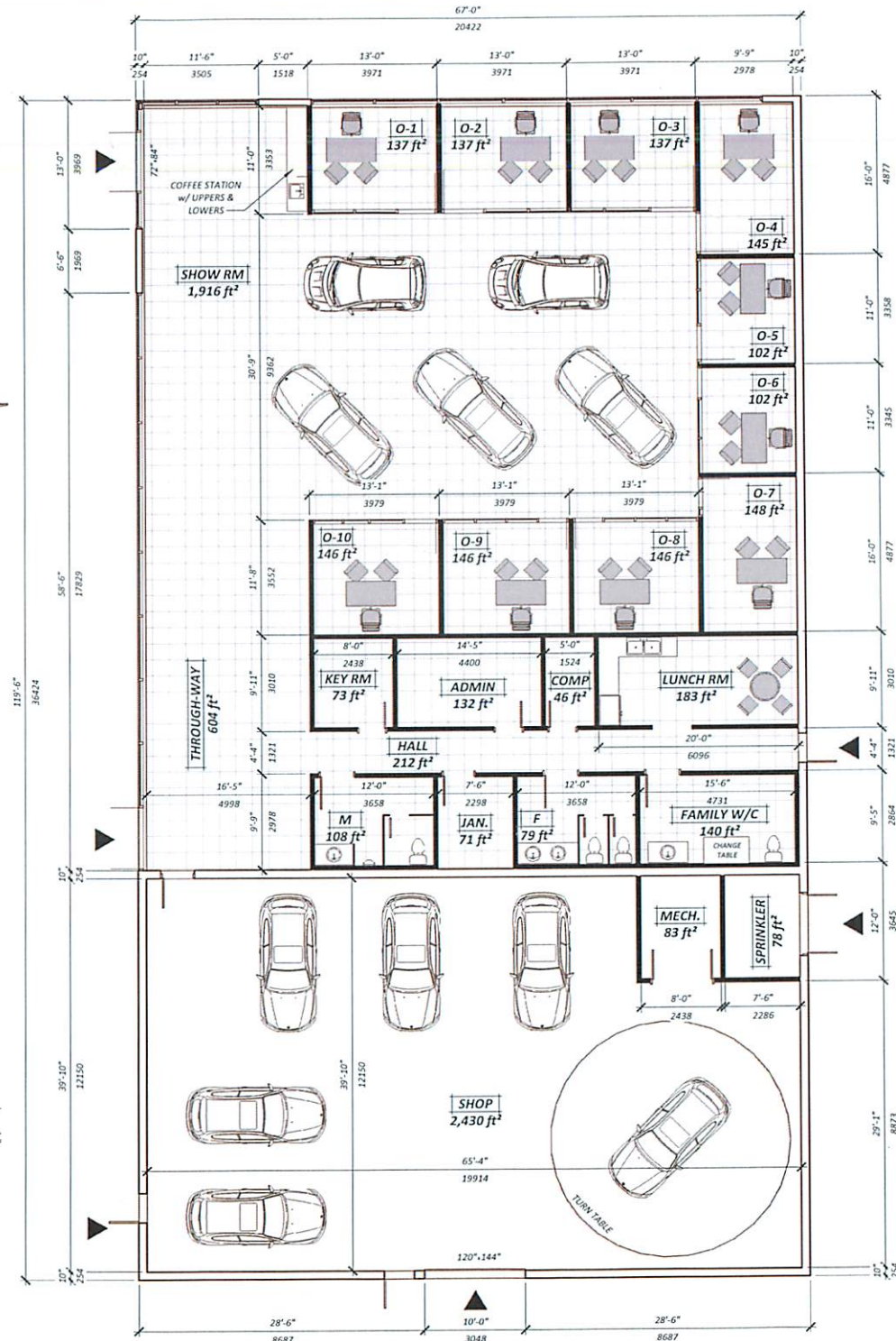
Chkd By: W.K. Scale: 1 : 100

Drawing No.:
A200

FRONT & REAR ELEVATIONS
Revision:
1



1 GROUND FLOOR PLAN 8000 ft² or 743 m²
Scale: 1 : 100



- 1.3) THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO NUTIMA DESIGN & PROJECT MANAGEMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2.3) OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- 3.3) ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- 4.3) FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELLED ISSUED FOR CONSTRUCTION.
- 5.3) DO NOT SCALE THE DRAWINGS.



Revision Schedule

No.	Description	Date
1	Issued for Client Review	04/12/2020



Project Status:

PRELIMINARY

Seal:

Nutima Design & Project Management Inc.
289-327-1311

Project:
Attrell Toyota

Address:
10124 Hurontario St, Brampton, ON

Project No:
2020-43

Drawn By: A.K. Date: DEC 2020

Chkd By: W.K. Scale: 1 : 100

Drawing No.: **A102**

GROUND FLOOR PLAN

1

10124 HURONTARIO STREET

PREVIOUS DECISIONS



Brampton

Notice of Decision

Committee of Adjustment

FILE NUMBER A164/05

HEARING DATE AUGUST 2, 2005

APPLICATION MADE BY 1623397 ONTARIO CORP.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW THE FOLLOWING VARIANCES:

1. To permit a Retail Establishment.
2. To permit a Medical Office.
3. To permit a two storey building.

(10124 HURONTARIO STREET - PART OF LOT 11, CONC. 1 WHS, DESIGNATED AS PART 2, PLAN 43R-14547)

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)

1. The applicant shall provide a letter from a certified traffic consultant to include comparative traffic generation information for the site, with and without the proposed additional uses, to the satisfaction of the Commissioner of Planning, Design and Development.
2. The applicant agrees in the site plan agreement not to object to the future closure or restriction of access to Hurontario Street.

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.

MOVED BY: J. PAPPAIN

SECONDED BY: D. COKE

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

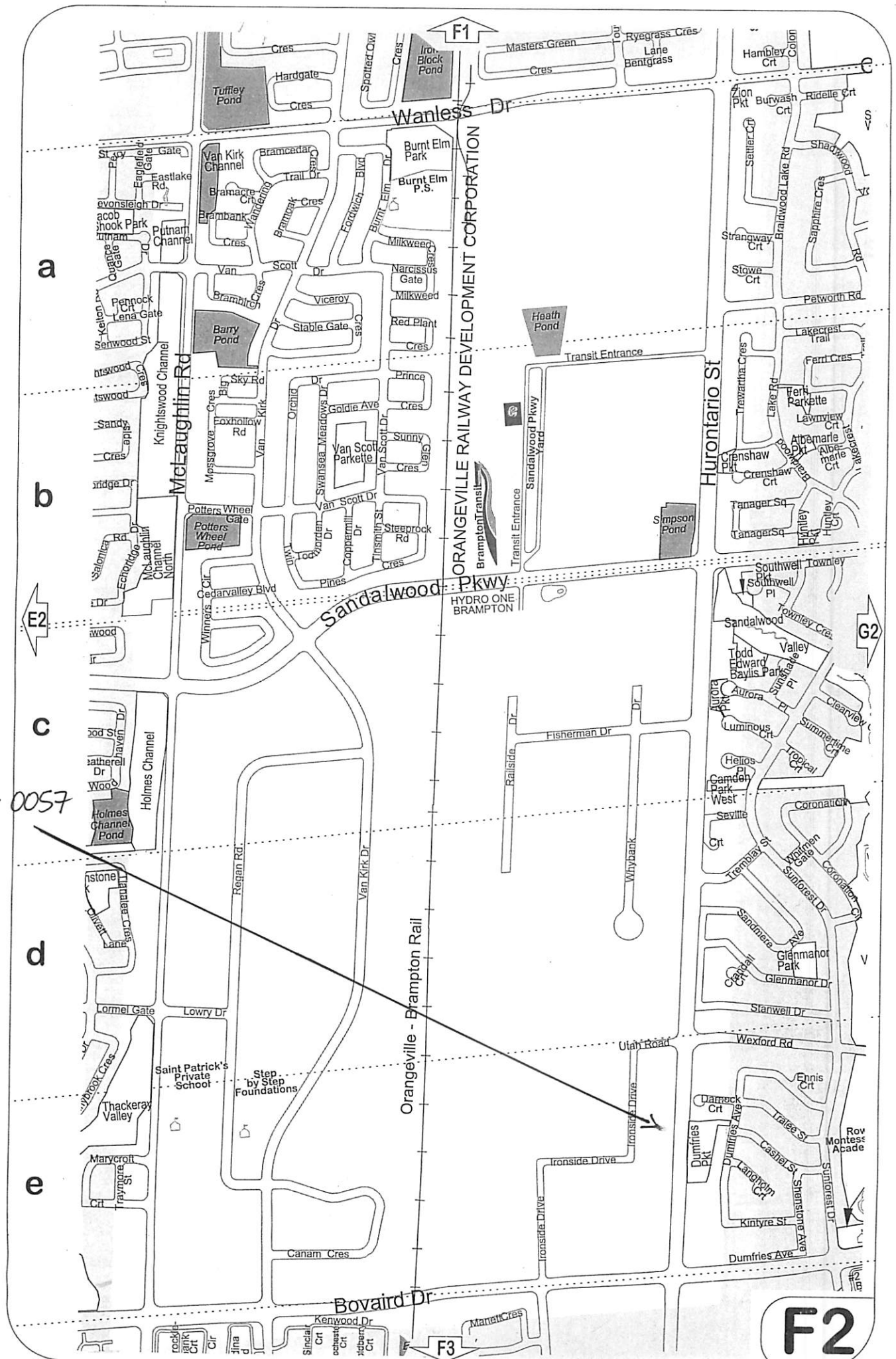
[Signature]
MEMBER

DATED THIS 2ND DAY OF AUGUST, 2005

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 22ND, 2005.

I, EILEEN COLLIE, 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.

[Signature]
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT



F2