

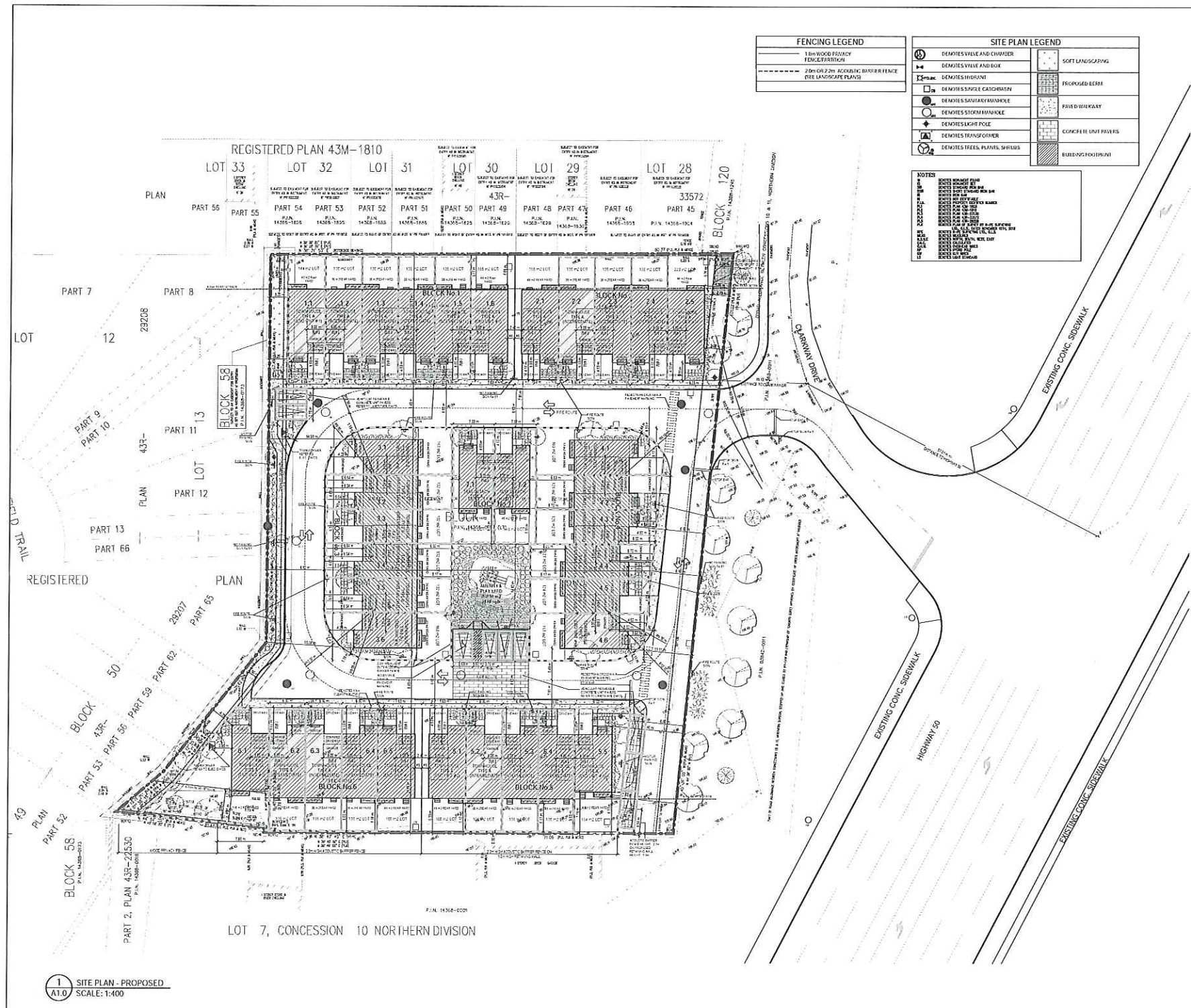


## Committee of Adjustment

## APPLICATION FOR MINOR VARIANCE

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)





FENCING LEGEND	
	1.8m WOOD PRIVACY FENCE/SCREEN
	2.0m OR 2.2m ACOUSTIC BARRIER (SEE LANDSCAPE PLANS)

SITE PLAN LEGEND	
	DENOTES VALVE AND CHAMBER
	DENOTES VALVE AND BOX
	DENOTES HYDRANT
	DENOTES SINGLE CATCHBASIN
	DENOTES SANITARY MANHOLE
	DENOTES STORM MANHOLE
	DENOTES LIGHT POLE
	DENOTES TRANSFORMER
	DENOTES TREES, PLANTS, SHRUBS
	SOFT LANDSCAPING
	PROPOSED BERM
	PAVED WALKWAY
	CONCRETE UNIT PAVERS
	BUILDING FOOTPRINT

NOTES	
1.	SEE PLAN 43M-1810 FOR LOT 33
2.	SEE PLAN 43M-1811 FOR LOT 32
3.	SEE PLAN 43M-1812 FOR LOT 31
4.	SEE PLAN 43M-1813 FOR LOT 30
5.	SEE PLAN 43M-1814 FOR LOT 29
6.	SEE PLAN 43M-1815 FOR LOT 28
7.	SEE PLAN 43M-1816 FOR LOT 27
8.	SEE PLAN 43M-1817 FOR LOT 26
9.	SEE PLAN 43M-1818 FOR LOT 25
10.	SEE PLAN 43M-1819 FOR LOT 24
11.	SEE PLAN 43M-1820 FOR LOT 23
12.	SEE PLAN 43M-1821 FOR LOT 22
13.	SEE PLAN 43M-1822 FOR LOT 21
14.	SEE PLAN 43M-1823 FOR LOT 20
15.	SEE PLAN 43M-1824 FOR LOT 19
16.	SEE PLAN 43M-1825 FOR LOT 18
17.	SEE PLAN 43M-1826 FOR LOT 17
18.	SEE PLAN 43M-1827 FOR LOT 16
19.	SEE PLAN 43M-1828 FOR LOT 15
20.	SEE PLAN 43M-1829 FOR LOT 14
21.	SEE PLAN 43M-1830 FOR LOT 13
22.	SEE PLAN 43M-1831 FOR LOT 12
23.	SEE PLAN 43M-1832 FOR LOT 11
24.	SEE PLAN 43M-1833 FOR LOT 10
25.	SEE PLAN 43M-1834 FOR LOT 9
26.	SEE PLAN 43M-1835 FOR LOT 8
27.	SEE PLAN 43M-1836 FOR LOT 7
28.	SEE PLAN 43M-1837 FOR LOT 6
29.	SEE PLAN 43M-1838 FOR LOT 5
30.	SEE PLAN 43M-1839 FOR LOT 4
31.	SEE PLAN 43M-1840 FOR LOT 3
32.	SEE PLAN 43M-1841 FOR LOT 2
33.	SEE PLAN 43M-1842 FOR LOT 1
34.	SEE PLAN 43M-1843 FOR LOT 0
35.	SEE PLAN 43M-1844 FOR LOT -1
36.	SEE PLAN 43M-1845 FOR LOT -2
37.	SEE PLAN 43M-1846 FOR LOT -3
38.	SEE PLAN 43M-1847 FOR LOT -4
39.	SEE PLAN 43M-1848 FOR LOT -5
40.	SEE PLAN 43M-1849 FOR LOT -6
41.	SEE PLAN 43M-1850 FOR LOT -7
42.	SEE PLAN 43M-1851 FOR LOT -8
43.	SEE PLAN 43M-1852 FOR LOT -9
44.	SEE PLAN 43M-1853 FOR LOT -10
45.	SEE PLAN 43M-1854 FOR LOT -11
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57.	SEE PLAN 43M-1866 FOR LOT -23
58.	SEE PLAN 43M-1867 FOR LOT -24
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87.	SEE PLAN 43M-1896 FOR LOT -53
88.	SEE PLAN 43M-1897 FOR LOT -54
89.	SEE PLAN 43M-1898 FOR LOT -55
90.	SEE PLAN 43M-1899 FOR LOT -56
91.	SEE PLAN 43M-1900 FOR LOT -57



KEY PLAN



DISCLAIMER  
LOCATION OF HIGHWAY 50 ROAD, CURVES, SIDEWALKS, ETC. ARE PROVIDED FOR REFERENCE ONLY. FASTO CORTESE ARCHITECTS CAN TAKE NO RESPONSIBILITY FOR ERRORS OR OMISSIONS WITH REGARD TO THIS INFORMATION.

No.	DESCRIPTION	DATE
4	ISSUED SPA - PAVEMENT MARK	24/06/2022
3	ISSUED SPA/ALD SUBMISSION	24/05/2022
2	ISSUED SPA/ALD SUBMISSION	15/03/2022
1	ISSUED FOR SPA	17/05/2021

REVISIONS	
ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONSIDERATIONS OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND DATED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FAUSTO CORTESE**  
ARCHITECTS  
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTES@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
L6Y 4R4

SITE PLAN	
DATE:	SFA 2021 0122
PLOTTED:	KCN
DATE:	20/06/2022
SCALE:	AS SHOWN
DRAWN BY:	REVIEWED BY:
SH:	F.C.

1 SITE PLAN - PROPOSED  
SCALE: 1:400



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 and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures**  
**How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **August 2, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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 28, 2022**. *Please note that City Hall will be closed on Monday, August 1, 2022 in observance of the Civic Holiday*
- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely 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 Thursday, July 28, 2022**.
  2. To participate in-person, please email 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 Thursday, July 28, 2022**.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 28, 2022**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

**The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.**



**DELIVERED BY COURIER**

Revised: July 4, 2022

A-2022-0206

June 30, 2022

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

**Attention:** Ms. Jeanie Myers, Legislative Coordinator, Secretary Treasurer,  
Committee of Adjustment

**RE:** Application for Minor Variance  
0 Clarkway Drive, Block 51, Plan 43M-1603  
Roll No. 10-12-0-001-50137-0000  
City of Brampton, Region of Peel

Dear Madam,

In accordance with the *Planning Act*, as amended, our office is pleased to submit a Minor Variance Application to seek relief from the *City of Brampton Zoning By-law No. 270-2004*, as amended.

Relief from the Zoning By-law is required to implement a townhome, common element development on lands municipally known as 0 Clarkway Drive. The Variances being requested are as follows:

1. To permit a Rear Yard Setback of **5.70 metres** whereas the Zoning By-law requires a Rear Yard Setback of **6.0 metres**.
2. To permit a Bay Window Encroachment of **1.1 metres** resulting in a Rear Yard Setback of **4.9 metres** whereas the Zoning By-law requires a maximum Bay Window Encroachment of **1.0 metres** resulting in a minimum Rear Yard Setback of **5.0 metres**.
3. To permit **9 Visitor Parking Spaces** whereas the Zoning By-law requires a minimum of **11 Visitor Parking Spaces** and;
4. To permit a Minimum Lot Area of **124 square metres** whereas the Zoning By-law requires a minimum Lot Area of **150 square metres**.



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5. To Permit an Exterior Side Yard Setback of **1.1 metres** whereas the Zoning By-law requires **2.0 metres** to a Private Road

### Property Location & Description

The lands subject to the enclosed Minor Variance Application are located within the City of Brampton forming part of Ward 10 and located specifically at the corner of Clarkway Drive and Highway 50 ("*Subject Lands*").

The Subject Lands are currently vacant and are approximately 7995.56 Square Metres (*0.80 ha*) in site area, with frontage onto Clarkway Drive, a municipal road with existing municipal services.

Existing municipal water, wastewater and storm sewer service connections are also available within the adjacent right of way being Passfield Trail.

The Subject Lands are municipally known as 0 Clarkway Drive, legally described as Block 51, Plan 43M-1603, with Tax Roll No. 10-12-0-001-50137-0000.

Immediate surrounding land uses include existing residential dwellings to the north, west and south of the Subject Lands, along with Highway 50, a Regional Road, to the east of the Subject Lands.

### Land Use Policies & Regulations

The Subject Lands are subject to Provincial Plans and Policies including *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and *Provincial Policy Statement, 2020*.

The Subject Lands are designated as 'Residential' on Schedule A of the *City of Brampton Official Plan*, and 'Medium Density' per the Bram East Secondary Plan, Schedule SP41(a), which permits Medium Density Residential uses including Single Detached, Semi- Detached and Townhouse dwellings.

The Subject Lands are zoned R2E (2489) Residential zone, per the *City of Brampton Zoning By-law 270-2004*, as amended.

### Proposed Minor Variances

As mentioned, the enclosed Minor Variance Application seeks relief from the *City of Brampton Zoning By-law No. 270-2004*, as amended to implement a townhome, common element development on lands municipally known as 0 Clarkway Drive. The Variances being requested are as follows



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As mentioned, relief from the Zoning By-law is required to implement a proposed development of the Subject Lands including:

1. To permit a Rear Yard Setback of **5.70 metres** whereas the Zoning By-law requires a Rear Yard Setback of **6.0 metres**.
2. To permit a Bay Window Encroachment of **1.1 metres** resulting in a Rear Yard Setback of **4.9 metres** whereas the Zoning By-law requires a maximum Bay Window Encroachment of **1.0 metres** resulting in a minimum Rear Yard Setback of **5.0 metres**.
3. To permit **9 Visitor Parking Spaces** whereas the Zoning By-law requires a minimum of **11 Visitor Parking Spaces** and.
4. To permit a Minimum Lot Area of **124 square metres** whereas the Zoning By-law requires a minimum Lot Area of **150 square metres**.
5. To Permit an Exterior Side Yard Setback of **1.1 metres** whereas the Zoning By-law requires **2.0 metres** to a Private Road

### Site Plan Control Application

The above listed deficiencies to the Bylaw were identified through a current Site Plan Control (*Full Stream*) Application (*City File No. SPA-2021-0122*) proposing the development of Seven (7) Town House Blocks including thirty-five (35), three (3) storey townhome dwelling units, with a total Gross Floor Area (*GFA*) of 6062.88 square metres.

The proposed development will be of 'Common Element' Condominium tenure with a private lane, visitor parking and outdoor amenity area. Site Access is proposed from Clarkway Drive.

The Site Plan Control (*Full Stream*) Application was filed on May 31<sup>st</sup>, 2021 and has undergone extensive review by various City Departments and External Commenting Agencies.

The resulting site design has been deemed satisfactory, implementing various City and External Agency(s) requirements including Urban Design, Landscape, Engineering and Traffic requirements.

Accordingly, the Minor Variance Application seeks to obtain approval of required Variances from the Zoning By-law to implement the proposed development and finalize the Site Plan Control (*Full Stream*) Application.



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**Planning Justification**

The proposed Minor Variance Application maintains the general intent of the Official Plan, the general intent of Zoning By-law, represents a minor departure from the Zoning By-law requirements and represents an appropriate use of the Subject Lands.

General Intent of Official Plan:

The following requested Variances do not conflict with and maintain the general intent of the Official Plan designation’s objectives and policies:

- i. The proposed variance to permit a Rear Yard Setback of 5.70 metres does not conflict with and maintains the general intent of the Official Plan, which generally seeks to promote the development of street level Residential Dwellings, including Townhouses. The proposed townhouse development is a result of much consultation and review by the City and External Commenting Agencies. The proposed development is permitted by the applicable Official Plan and Secondary Plan designations and is representative of intensification of otherwise underutilized lands. The reduction in rear yard setback does not pose impacts to adjacent land uses while continuing to ensure sufficient amenity area for future residents. Accordingly, the reduction to the rear yard setback maintains the general intent of the Official Plan to permit townhome dwelling units on the Subject Lands while ensuring appropriate built form.
- ii. The proposed variance to permit a Bay Window Encroachment of 1.1 metres resulting in a Rear Yard Setback of 4.9 metres does not conflict with and maintains the general intent of the Official Plan and Secondary Plan, as it applies to the Subject Lands. The Bay Window Encroachment of 1.1 metres is truly a minor departure from the permitted 1.0 metre encroachment and resulting 5.0 metre rear yard setback. The encroachment of the Bay Window does not pose any adverse impacts to adjacent lands uses nor does it pose any privacy impacts for future residents of the proposed development. Accordingly, the general intent of the Official Plan is maintained by means of implementing a permitted land use on the Subject Lands, ensuring appropriate design of the townhome dwellings.
- iii. The proposed variance to permit 9 Visitor Parking Spaces does not conflict with and maintains the general intent of the Official Plan and Secondary Plan, as it applies to the proposed development. The proposed 9 Visitor Parking Spaces is a result of various City proposed changes to the development plans. Specifically, the need to provide a centralized Amenity Area on the site led to the loss of initially provided Visitor Parking Spaces. The said Amenity Area provides for a more centralized and



accessible space for future residents and thus enhances the overall functionality of the proposed development. The loss of an additional 2 Visitor Parking Spaces does not reflect a major change to the general intent of the Medium Density designation within the Bram East Secondary Plan. Visitors will continue to be afforded the provision of parking, onsite and the proposed, individual private driveways will also provide the opportunity for parking. Accordingly, the general intent of the Official Plan is maintained by means of ensuring sufficient Amenity Area for residents and visitors while ensuring visitor parking is available onsite.

- iv. The proposed variance to permit a Minimum Lot Area of 124 square metres does not conflict with and maintains the general intent of the Official Plan and Secondary Plan.

Per *Section 4.2.1.2* of the Official Plan, a range and diverse mix of housing types is a clear objective of the Plan, as follows:

*‘The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the “Residential Areas and Density Categories” definitions contained in Section 5 of this Plan.’*

The proposed development is representative of providing intensification while introducing housing stock to the immediate, surrounding area, through the introduction of townhome dwellings. The proposed townhome development’s density is 47 units per hectare and is in keeping with the Official Plan policies, which permits a maximum density range of 36-50 units per net hectare. The proposed minimum Lot Area of 124 Square Metres allows for the proposed development’s density to be achieved while continuing to ensure the proposed lots provide for appropriate dwelling size and amenity area within each lot. Further, the proposed reduction in Minimum Lot Area does not negatively impact the abutting or surrounding neighbourhood. Accordingly, the general intent of the Official Plan is maintained by means of ensuring the Official Plan’s objectives of a diverse range of housing types, mix and density permissions are being maintained and implemented on the Subject Lands.

- v. The proposed variance to Permit an Exterior Side Yard Setback of 1.1 metres does not conflict with and maintains the general intent of the Official Plan and Secondary Plan, as it is in keeping with the general policies of the Official Plan including policies pertaining to appropriate lot sizes, dwelling sizes, and density. Further, the proposed variance from the Zoning By-law allows for the implementation of a

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permitted land use on the Subject Lands, ensuring appropriate design of the townhome dwellings.

### Purpose and Intent of the Zoning By-law:

As mentioned, the Subject Lands are zoned R2E (2489) Residential zone, per *City of Brampton Zoning By-law 270-2004*, as amended.

The requested Variances do not conflict with and maintain the general intent of the Zoning By-law and R2E (2489) Residential Zone, as follows:

- i. The proposed variance to permit a Rear Yard Setback of 5.70 metres does not conflict with and maintains the general intent of the Zoning By-law and R2E (2489) Zone, in that, the said reduced Rear Yard Set back does not negatively affect the neighbouring properties nor does it represent a major departure from the required 6 metre Rear Yard Setback. The proposed reduced Rear Yard Setback applies to only one of the thirty-five (35) proposed lots and therefore maintains the general intent of the Zoning By-law.
- ii. The proposed variance to permit a Bay Window Encroachment of 1.1 metres resulting in a Rear Yard Setback of 4.9 metres does not conflict with and maintains the general intent of the Zoning By-law and R2E (2489) Zone, in that, the said increased Bay Window Encroachment does not have a negative affect on the neighbouring properties, nor does it vary greatly from the required 1 metre permission. Further, the requested relief applies to one unit of the 35 units proposed. The overall layout of the proposed development is in keeping with the requirements of the applicable Zoning By-law and thus, this minor departure maintains the general intent of the said By-law by means of conforming to the majority of by-law requirements.
- iii. The proposed variance to permit 9 Visitor Parking Spaces does not conflict with and maintains the general intent of the Zoning By-law and R2E (2489) Zone, in that, the 9 Visitor Parking Spaces proposed will provide parking for visitors and the layout of the proposed development has been deemed appropriate and supportable, through the associated Site Plan Control Application's review. The reduction of two parking spaces is minor, permits the location of a centralized Amenity Area and visitors will also be able to park on the individual driveways, as available.
- iv. The proposed variance to permit a Minimum Lot Area of 124 square metres does not conflict with and maintains the general intent of the R2E (2489) Residential Zone in that the said departure from the By-law will allow for the improvement of underutilized development lands through the proposed Townhouse development. The



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otherwise mostly conforming proposed development does not negatively affect the neighbouring properties by means of the reduced Lot Areas and in fact maintains the prescribed density requirements found in the applicable Official Plan designation.

- v. The proposed variance to Permit an Exterior Side Yard Setback of 1.1 metres does not conflict with and maintains the general intent of the R2E (2489) Residential Zone, in that, the requested relief from the Zoning By-law will not negatively impact the overall development nor adjacent land uses. Further, access to the exterior side yards, for maintenance purposes, will be maintained notwithstanding the reduced exterior side yard. Lastly, the parent Zone does permit a reduced Exterior Side Yard Setback for lots adjacent to a Private Road vs. a Public Road. Accordingly, the proposed development including a Private Road can accommodate a reduced Exterior Side Yard, as contemplated by the parent Zone regulations and therefore, the general intent of the Zoning By-law is being maintained.

### Minor in Nature:

The requested Variances are Minor in Nature, in that, the Official Plan objectives for the site are being maintained and the Variances do not represent a major departure from the requirements of the Zoning By-law.

The requested Rear Yard set back of 5.70 metres whereas 6 metres is required represents a 0.30 metres reduction and is proposed for only one lot out of the proposed 35 lots.

The proposed 1.1 metre Bay Window Encroachment is also proposed for one lot out of the proposed 35 lots.

The requested Minimum Lot Area of 124 Square Metres whereas 150 square metres is required represents a minor departure from the By-law, in that, the dwellings proposed will be properly cited, providing sufficient building and amenity areas for each lot while ensuring the proposed development can be properly implemented, adhering to City Standards for quality design.

The proposed reduction of Visitor Parking Spaces by 2 parking spaces is minor, in that, the majority of required Visitor Parking Spaces are still being provided, on site and individual driveways can also provide parking, when available.

The proposed variance to Permit an Exterior Side Yard Setback of 1.1 metres is minor in nature, in that, it allows for the overall design of the development to be implemented, design of which has been extensively reviewed and improved upon through the Site Plan Control review process. The 0.9 metre relief from the By-law is minor as it still allows for a 1.1 metre set back from the dwelling, continuing to provide sufficient maintenance access to future residents.

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### Appropriate and Desirable Development:

The proposed Minor Variances are appropriate and desirable for the development of the Subject Lands, which is currently an underutilized and vacant. The Minor Variances will permit the finalization and implementation of the Site Plan Control Application and ultimately, the construction of the proposed development which provide much needed housing supply to the City and surrounding neighbourhood, through quality design and built form.

The proposed Minor Variances were confirmed by the City's Zoning Examiner, through the technical review of the Site Plan Control Application and have been deemed as supportable through the site's layout, which has been finalized based on extensive municipal and external agency(s) review.

Based on the above, applicable policies and regulations, it is my professional opinion the proposed Minor Variance Application is representative of good land use planning.

### **Submission Items**

In support of a complete application, our office is pleased to provide the following Submission Items:

- One (1) original copy of a fully completed Minor Variance Application Form including Agent Authorization Form and Permission to Enter Form, as prepared by the undersigned and executed by the Registered Owner.
- Twelve (12) copies of a Site Plan, identifying the location of proposed dwellings including Elevations and Floor Plans, as prepared by FCA Architects.
- Twelve (12) copies of a Plan of Survey, as prepared by Wahba Surveying Ltd.

End of Submission Items enclosed.

The required Application Fee of **\$2,662.00** will be paid under separate cover.

### **Committee of Adjustment Hearing & Public Notice**

It is respectfully requested the enclosed Minor Variance Application be considered by the Committee of Adjustment, at the August 2<sup>nd</sup> Hearing.

Please contact the undersigned to provide any comments and Public Notice requirements for the proposed Minor Variance Application.



**BLACKTHORN DEVELOPMENT CORP.**

Your attention regarding the processing of the enclosed Minor Variance Application is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,  
**BLACKTHORN DEVELOPMENT CORP.**

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.  
Principal

Copy:

Mr. Andrew Ramsammy, Planner I, City of Brampton  
Client



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)** HGLB Holdings Ltd.  
**Address** 5905 Coopers Avenue, Mississauga, ON L4Z1R9  
**Phone #** (416) 357-8840 **Fax #** \_\_\_\_\_  
**Email** paul.bassi@protonmail.com

2. **Name of Agent** Maurizio Rogato - Blackthorn Development Corp.  
**Address** PO Box 943, Kleinburg, ON L0J 1C0  
**Phone #** (416) 888-7159 **Fax #** \_\_\_\_\_  
**Email** mrogato@blackthorncorp.ca

3. **Nature and extent of relief applied for (variances requested):**  
1. To permit a Rear Yard Setback of 5.70 metres whereas the Zoning By-law requires a Rear Yard Setback of 6.0 metres.  
2. To permit a Bay Window Encroachment of 1.1 Metres resulting in a Rear Yard Setback of 4.9 metres whereas the Zoning By-law requires a maximum Bay Window Encroachment of 1.0 metres resulting in a minimum Rear Yard Setback of 5.0 metres.  
3. To permit 9 Visitor Parking Spaces whereas the Zoning By-law requires a minimum of 11 Visitor Parking Spaces.  
4. To permit a Minimum Lot Area of 124 Square Metres whereas the Zoning By-law requires a minimum Lot Area of 150 Square Metres.  
5. To Permit an Exterior Side Yard Setback of 1.1 metres whereas the Zoning By-law requires 2.0m to a Private Road.

4. **Why is it not possible to comply with the provisions of the by-law?**  
1. The proposed Rear Yard Setback of 5.70 metres is less than the By-law permits. The By-law requires a Rear Yard Setback of 6 metres.  
2. The proposed Bay Window Encroachment of 1.1 metres exceeds the permitted maximum Bay Window Encroachment of 1 metre.  
3. The proposed 9 Visitor Parking Spaces is less than the By-law permits. The By-law requires 11 Visitor Parking Spaces.  
4. The proposed Minimum Lot Area of 124 Square Metres is less than the By-law permits. The By-law requires a minimum Lot Area of 150 Square Metres.  
5. The proposed Exterior Side Yard Setback of 1.1 metres is less than the By-law permits. The By-law requires a minimum Exterior Side Yard Setback of 2.0m to a Private Road.

5. **Legal Description of the subject land:**  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** Block 51, Plan 43M-1603  
**Municipal Address** 0 Clarkway Drive, Brampton ON

6. **Dimension of subject land (in metric units)**  
**Frontage** Approx 101.32 metres  
**Depth** Approx 96.89 metres  
**Area** Approx 7995.56 metres

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.)  
Vacant Land

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

Seven (7) Town House Blocks consisting of thirty five (35) three (3) storey (10.6 metres) dwelling units with a total Gross Floor Area of 6062.88 square metres. See enclosed Site Plan for unit details

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 Vacant Land

Rear yard setback

Side yard setback

Side yard setback

**PROPOSED**

Front yard setback ~~See Enclosed Site Plan for detailed Lot Setbacks.~~ 3.0 metres

Rear yard setback 4.28 metres

Side yard setback 4.91 metres (south)

Side yard setback 5.08 metres (north)

10. Date of Acquisition of subject land: August 21, 2020

11. Existing uses of subject property: Vacant Land

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential (North), Highway 50 (East), Residential (South), Residential (West)

14. Date of construction of all buildings & structures on subject land: ~~N/A~~ 2023

15. Length of time the existing uses of the subject property have been continued: ~~Unknown~~ Vacant Land

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

Municipal ☒

Well ☐

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

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

Municipal ☒

Septic ☐

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

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☐

Swales ☐

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

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

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?


Yes ☒ No ☐

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

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

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

DATED AT THE City \_\_\_\_\_ OF \_\_\_\_\_ Vaughan \_\_\_\_\_

THIS 28 DAY OF June, 2022.

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, Maurizio Rogato, OF THE Region OF York

IN THE City OF Vaughan 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.

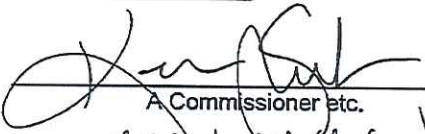
DECLARED BEFORE ME AT THE

CITY OF Toronto


IN THE Province OF

Ontario THIS 30th DAY OF

JUNE, 2022.

  
\_\_\_\_\_  
A Commissioner etc.

KEVIN SHELKIN

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

R2E - 2489

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

JULY 06 2022  
\_\_\_\_\_  
Date

DATE RECEIVED

July 4, 2022





FENCING LEGEND	
	1m WOOD FENCE
	4m WOOD FENCE
	2m OR 2.2m ACOUSTIC BARRIER FENCE (SEE LANDSCAPE PLANS)

SITE PLAN LEGEND	
	DEMOTES VALVE AND CHAMBER
	DEMOTES VALVE AND BOX
	DEMOTES HYDRANT
	DEMOTES SINGLE CATCHBASIN
	DEMOTES SANITARY MANHOLE
	DEMOTES STORM MANHOLE
	DEMOTES LIGHT POLE
	DEMOTES TRANSFORMER
	DEMOTES TREES, PLANTS, SHRUBS
	SOFT LANDSCAPING
	PROPOSED BERM
	PAVED WALKWAY
	CONCRETE UNIT PAVERS
	BUILDING FOOTPRINT

NOTES	
1. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	
2. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	
3. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	
4. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	
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6. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	
7. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	
8. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	
9. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	
10. ALL LOT LINES ARE TO BE SET BACK 1.0M FROM THE EXISTING LOT LINES.	



KEY PLAN



DISCLAIMER:  
LOCALITIES OF HIGHWAY 50 ROAD, CLARKWAY DRIVE, CONCESSION 10, ETC. ARE PROVIDED FOR INFORMATION ONLY. FAUSTO CORTESI ARCHITECTS (FCA) TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

No.	DESCRIPTION	DATE
1	ISSUED SPA - PAVEMENT MARK	14/06/2022
2	ISSUED SPA/3RD SUBMISSION	14/06/2022
3	ISSUED SPA/2ND SUBMISSION	15/03/2022
4	ISSUED FOR SPA	27/05/2022

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FAUSTO CORTESI ARCHITECTS**

3590 RUTHERFORD RD, UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESI@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ON L6Y 4R8

DRAWING	
SITE PLAN	
SPA 2021-0122	
DATE	20/05/2022
SCALE	AS NOTED
DRAWN BY	AS NOTED
REVIEWED BY	REVIEWED BY
DATE	2021-04-10
SCALE	A1.0





KEY PLAN



SITE DEVELOPMENT STATS			
ZONE	BY LAW	PROVIDED	
LOT AREA	150 m <sup>2</sup>	150 m <sup>2</sup>	
LOT COVERAGE	N/A	31.6% (50.00 m <sup>2</sup> )	
MAX BUILDING UNIT WIDTH	6.0 m	6.0 m	
FRONT YARD UNIT	3 m to Private Road	3 m	
REAR YARD UNIT	6.0 m to Private Road	6.0 m	
INTERIOR YARD UNIT	1.2 m	1.2 m	
EXT. YARD UNIT	3.0 m to Private Road	3.0 m	
MAX BUILDING HEIGHT	10.0 m	10.0 m	
VISIBILITY PASSING	11.0 m (PER UNIT)	11.0 m	
UNIT COUNT	N/A	35	
DENSITY	N/A	43.7	
FLOOR SPACE (GROSS)	N/A	878	
REAR LANDSCAPE AREA	30 m <sup>2</sup>	30 m <sup>2</sup>	
REAR YARD ENCROACHMENT	1 m	1 m	

AREA BREAKDOWN			
UNIT NO.	AREA (m <sup>2</sup> )	COUNT	NET TOTAL (m <sup>2</sup> )
1	150.00	1	150.00
2	150.00	1	150.00
3	150.00	1	150.00
4	150.00	1	150.00
5	150.00	1	150.00
6	150.00	1	150.00
7	150.00	1	150.00
8	150.00	1	150.00
9	150.00	1	150.00
10	150.00	1	150.00
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66	150.00	1	150.00
67	150.00	1	150.00
68	150.00	1	150.00
69	150.00	1	150.00
70	150.00	1	150.00
71	150.00	1	150.00
72	150.00	1	150.00

LOT AREA STATS			
LOT NUMBER	BY LAW	PROVIDED	
1	150 m <sup>2</sup>	150 m <sup>2</sup>	
2	150 m <sup>2</sup>	150 m <sup>2</sup>	
3	150 m <sup>2</sup>	150 m <sup>2</sup>	
4	150 m <sup>2</sup>	150 m <sup>2</sup>	
5	150 m <sup>2</sup>	150 m <sup>2</sup>	
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9	150 m <sup>2</sup>	150 m <sup>2</sup>	
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12	150 m <sup>2</sup>	150 m <sup>2</sup>	
13	150 m <sup>2</sup>	150 m <sup>2</sup>	
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42	150 m <sup>2</sup>	150 m <sup>2</sup>	
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60	150 m <sup>2</sup>	150 m <sup>2</sup>	
61	150 m <sup>2</sup>	150 m <sup>2</sup>	
62	150 m <sup>2</sup>	150 m <sup>2</sup>	
63	150 m <sup>2</sup>	150 m <sup>2</sup>	
64	150 m <sup>2</sup>	150 m <sup>2</sup>	
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66	150 m <sup>2</sup>	150 m <sup>2</sup>	
67	150 m <sup>2</sup>	150 m <sup>2</sup>	
68	150 m <sup>2</sup>	150 m <sup>2</sup>	
69	150 m <sup>2</sup>	150 m <sup>2</sup>	
70	150 m <sup>2</sup>	150 m <sup>2</sup>	
71	150 m <sup>2</sup>	150 m <sup>2</sup>	
72	150 m <sup>2</sup>	150 m <sup>2</sup>	

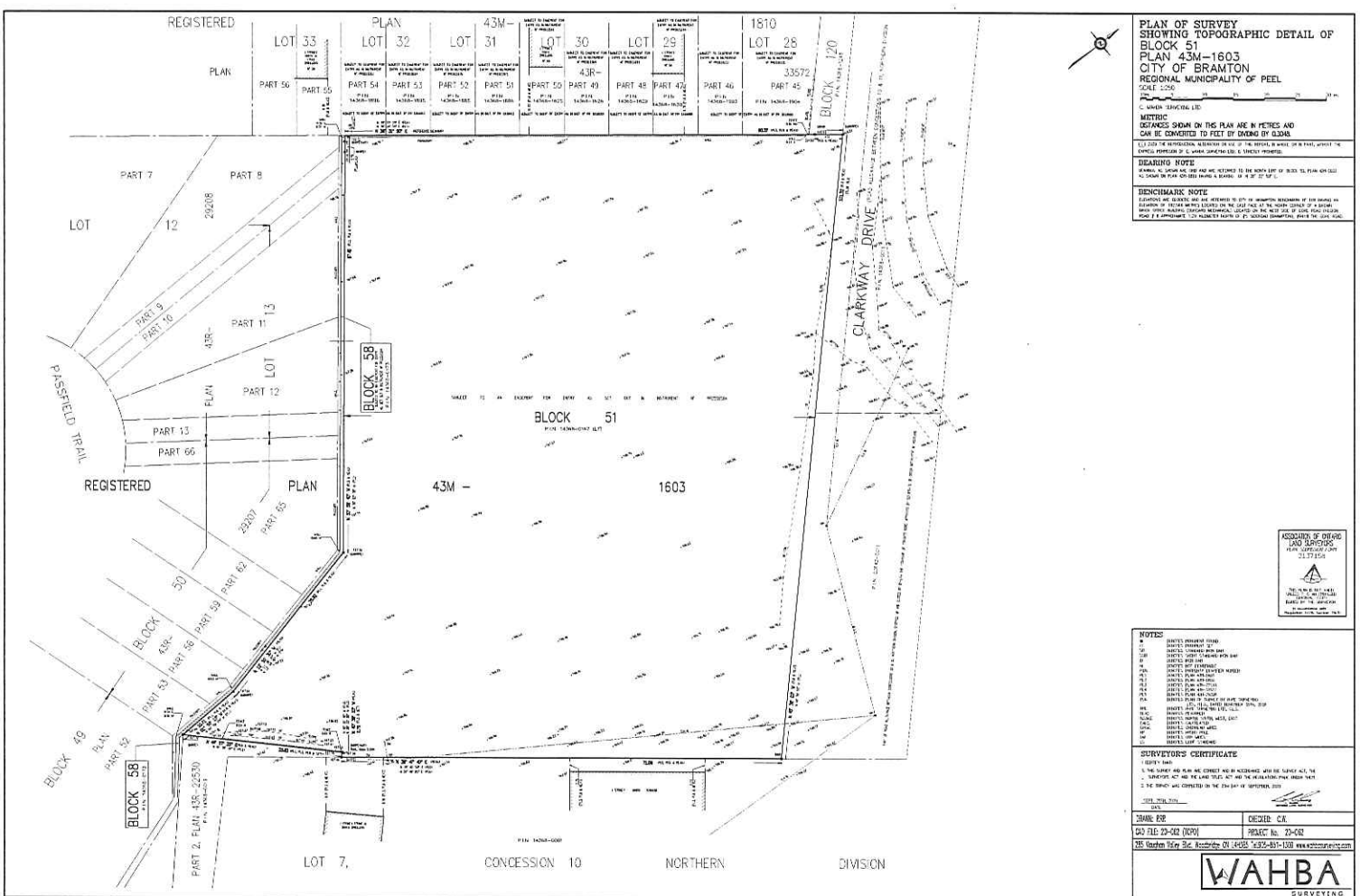
1 SITE & BUILDING STATS  
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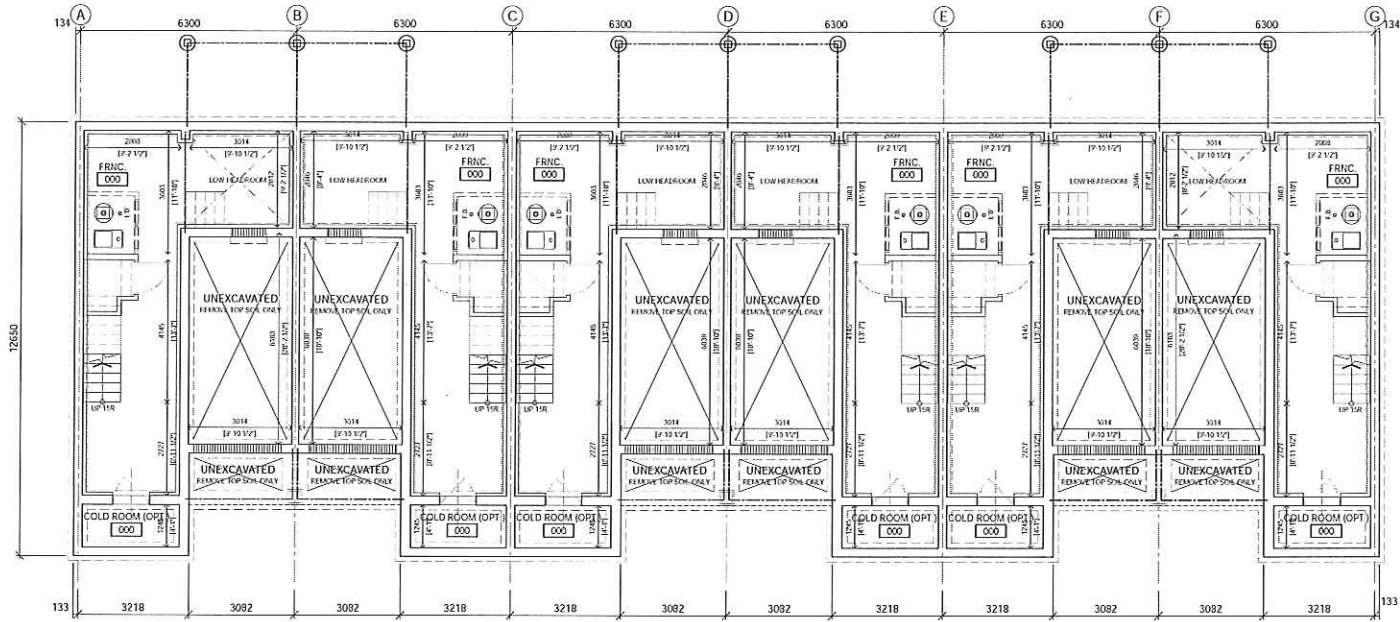
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3	150.00	1	150.00
4	150.00	1	150.00
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7	150.00	1	150.00
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70	150.00	1	150.00
71	150.00	1	150.00
72	150.00	1	150.00

U.F.A.			6	106.342	642.858
BLOCK No.5					
	METRIC	HA=ESTL	COUNT	NET TOTAL (m2)	NET TOTAL (sq.ft)
CONCRETE FLOOR AREA (m2)	106.442	232.87 SQ.FT	1	106.4	1141.4
CONCRETE FLOOR (FT)	106.442	232.87 SQ.FT	1	106.4	1141.4
CONCRETE FLOOR AREA (m2)	106.442	232.87 SQ.FT	1	106.4	1141.4
U.F.A.			6	106.342	1137.646

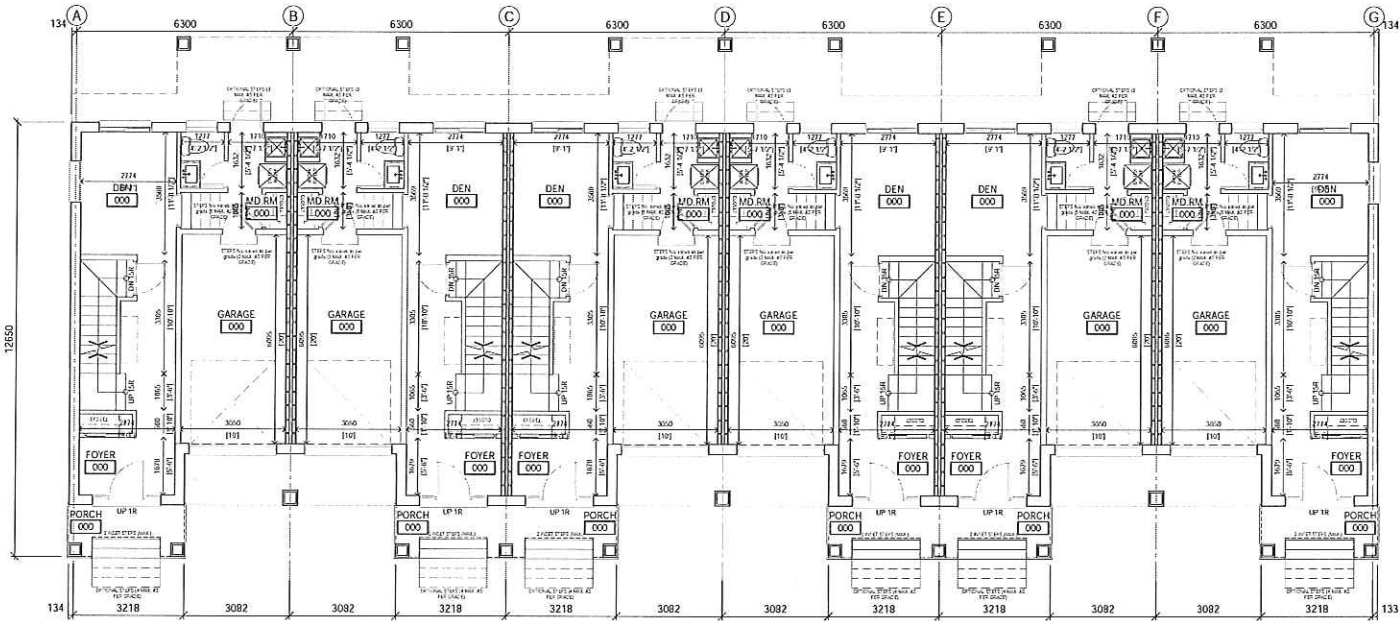
BLOCK No.6					
	METRIC	HA=ESTL	COUNT	NET TOTAL (m2)	NET TOTAL (sq.ft)
CONCRETE FLOOR AREA (m2)	106.442	232.87 SQ.FT	1	106.4	1141.4







1 BLOCK No.1 - BASEMENT PLAN  
SCALE: 1:100



2 BLOCK No.1 - MAIN FLOOR PLAN  
SCALE: 1:100



No.	DESCRIPTION	DATE
3	ISSUED SPA/2ND SUBMISSION	14/05/2022
2	ISSUED SPA/2ND SUBMISSION	15/03/2022
1	ISSUED FOR SPA	21/05/2021

No.	REVISIONS	DATE
1	ISSUED FOR CONSTRUCTION	
2	ISSUED FOR B.D.	
3	ISSUED FOR BUILDING PERMIT	
4	ISSUED FOR SITE PLAN APPROVAL	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FAUSTO CORTESI**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESI@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6A 4K4

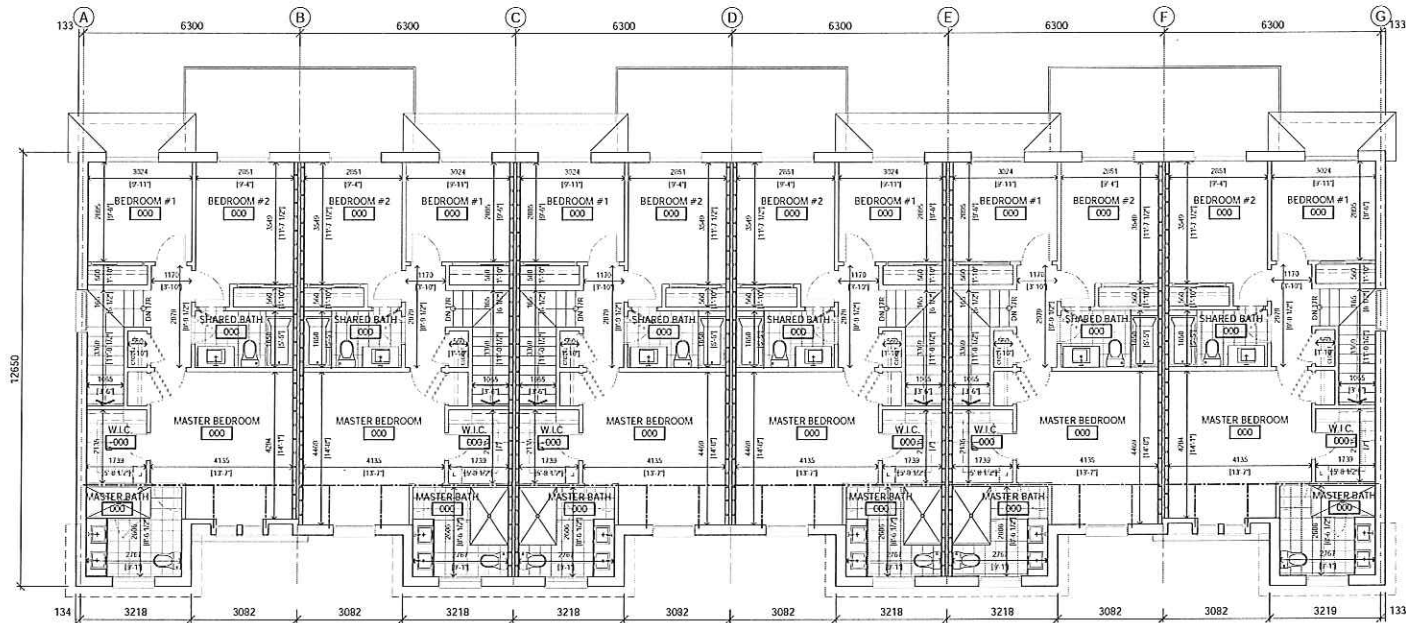
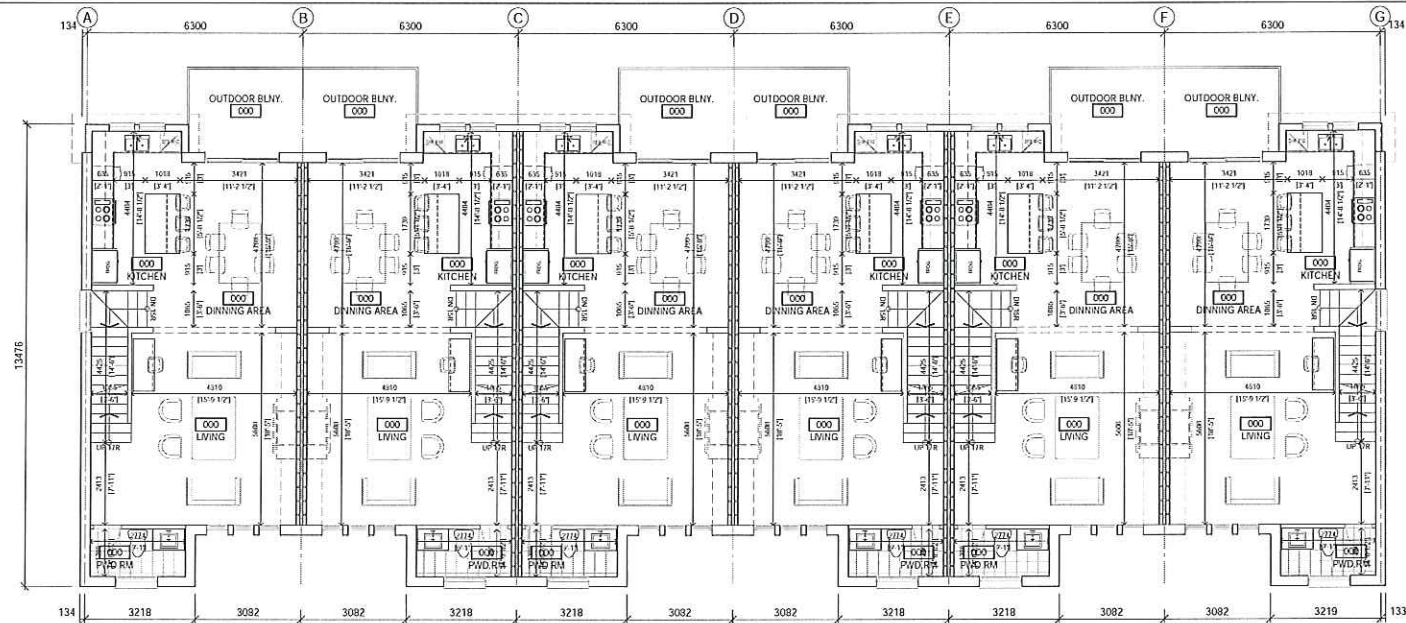
DRAWING  
BLOCK No.1  
FLOOR PLANS

PROJECT	NA	PROJECT No.	
DATE	24/05/2022	DRAWING No.	2021.01
SCALE	AS NOTED		
DRAWN BY	S.H.	REVIEWED BY	F.C.

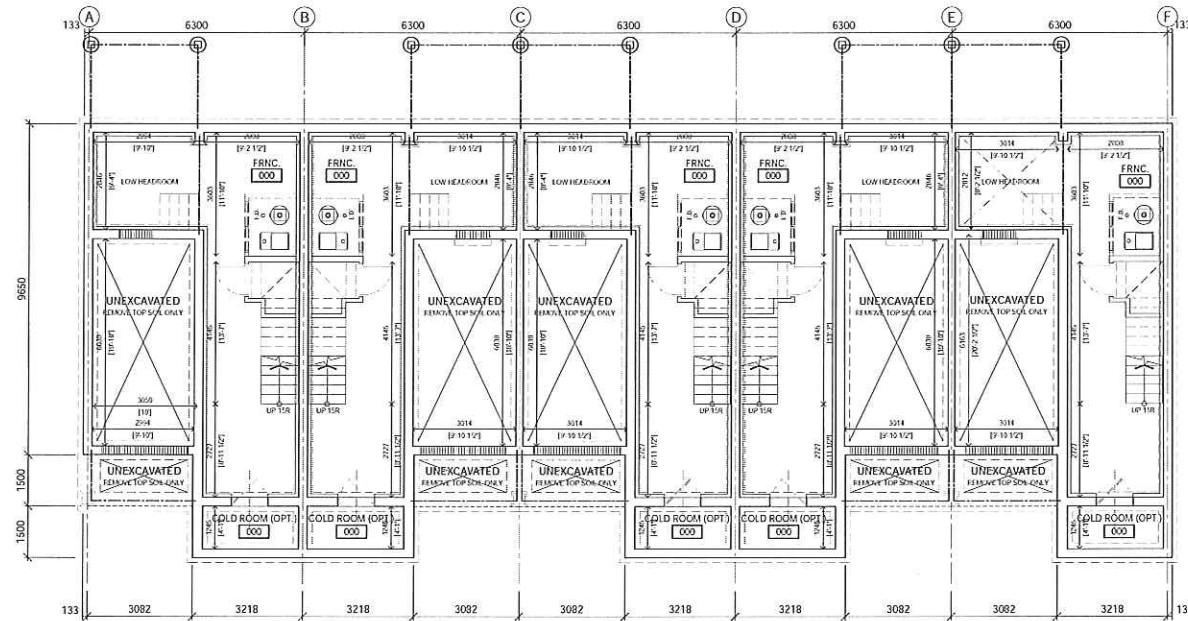
A2.0

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL AS NOTED.

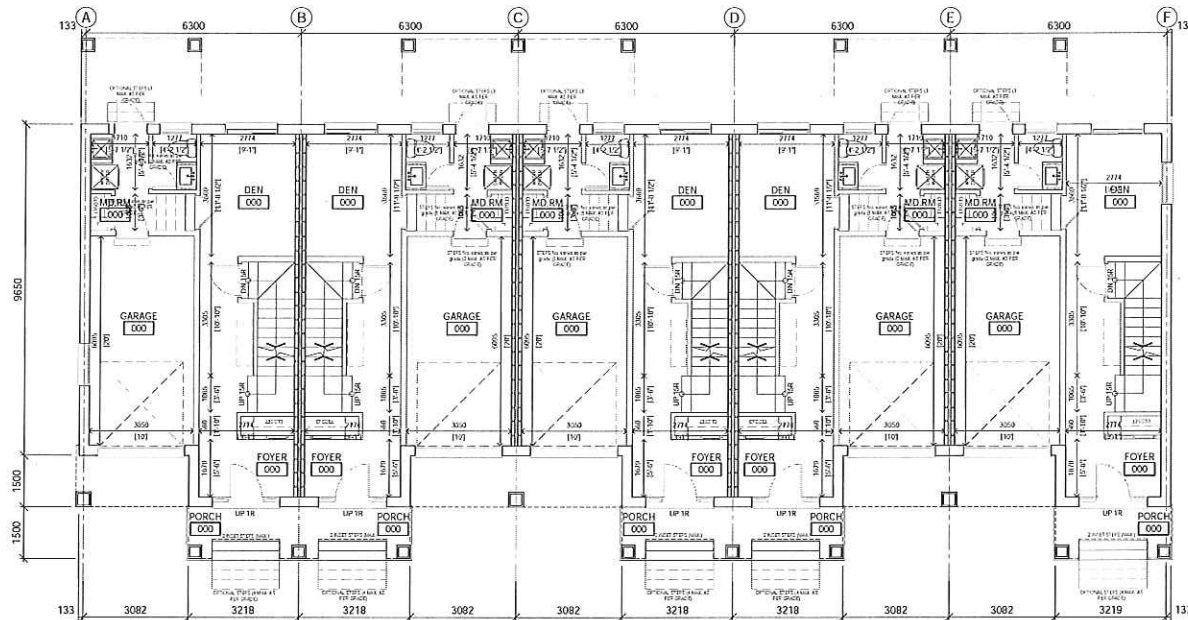




FILE NAME: 2021-04-01 CLASWAC - FLOOR PLANS METEOROLOGICALS AND SLEWSSON - 2022-05-24.DWG



1 BLOCK No.2 - BASEMENT PLAN  
A2.2 SCALE: 1:100



2 BLOCK No.2 - MAIN FLOOR PLAN  
A2.2 SCALE: 1:100



No.	DESCRIPTION	DATE
3	ISSUED: SPA/2ND SUBMISSION	4/05/2022
2	ISSUED: SPA/2ND SUBMISSION	5/03/2022
1	ISSUED FOR SPA	27/05/2020

REVISIONS	DATE
ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	

SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT BEFORE ANY COMMENCEMENT OF CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

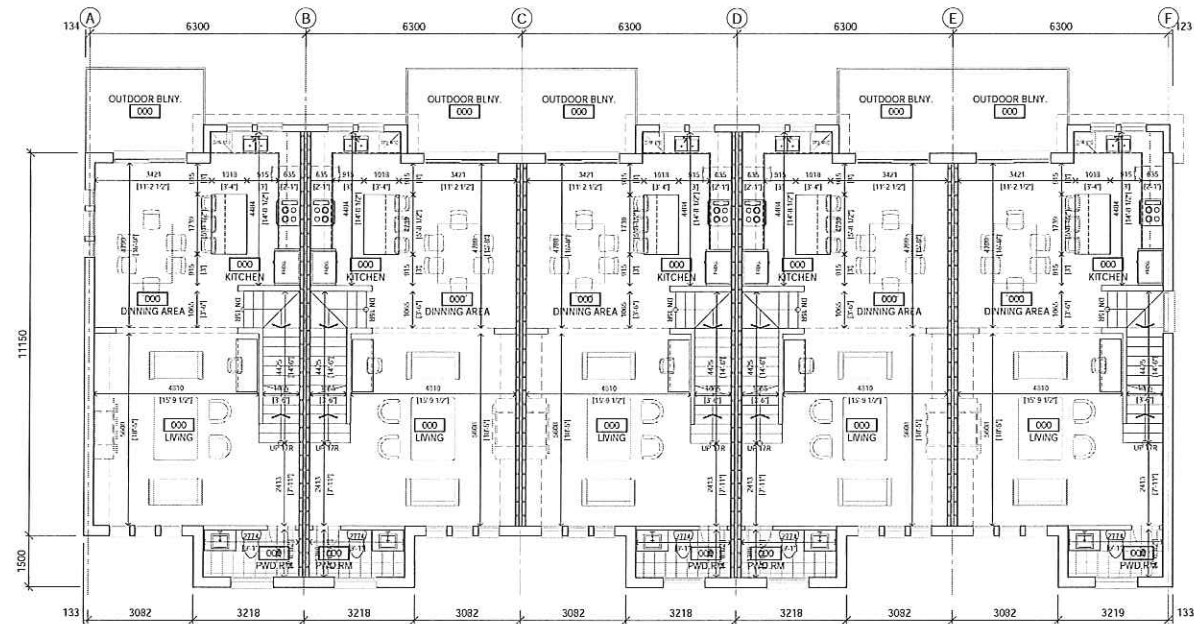
**FCA**  
**FAUSTO CORTESE**  
ARCHITECTS  
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6A 1K1

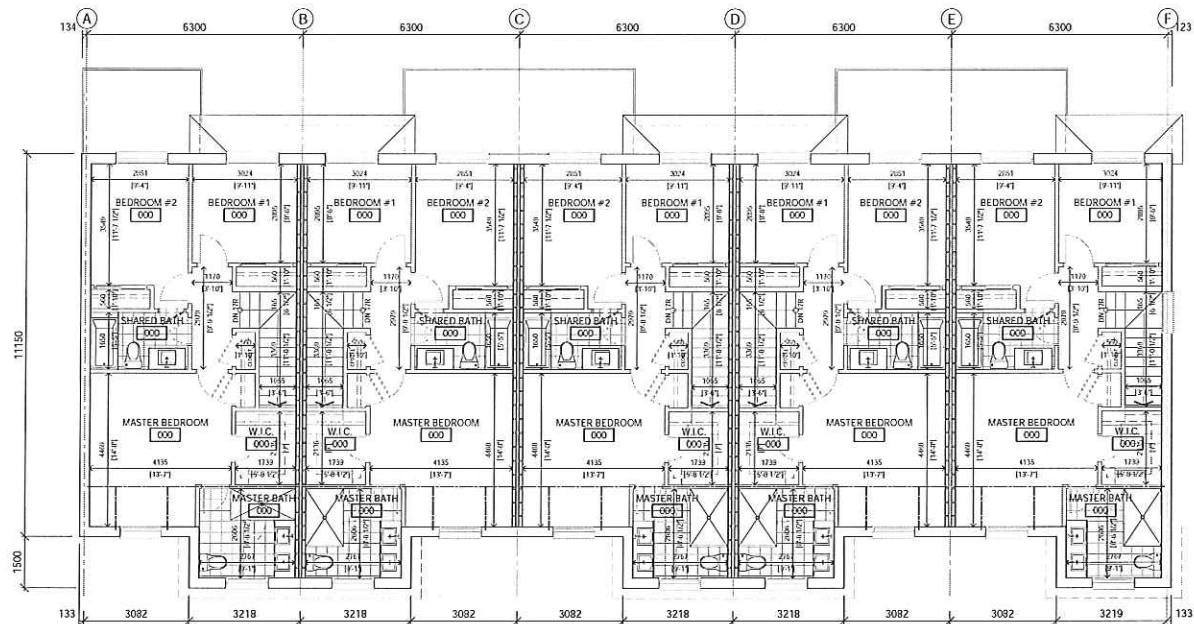
DRAWING	BLOCK No.2 FLOOR PLANS
PROJECT No.	2021-04
DATE	24/05/2022
SCALE	AS NOTED
DRAWN BY	FAUSTO CORTESE
CHECKED BY	F.C.

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. FLOOR FINISHES ARE 150MM ABOVE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.





1 BLOCK No.2 - 2ND FLOOR PLAN  
A2.3 SCALE: 1:100



2 BLOCK No.2 - 3RD FLOOR PLAN  
A2.3 SCALE: 1:100



NO.	DESCRIPTION	DATE
3	ISSUED SPA/250 SUBMISSION	14/05/2022
2	ISSUED SPA/250 SUBMISSION	15/03/2022
1	ISSUED FOR SPA	17/05/2021

ISSUED FOR CONSTRUCTION

ISSUED FOR B.D.

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

DO NOT SCALE DRAWINGS

**FCA**

**FAUSTO CORTESE**  
ARCHITECTS

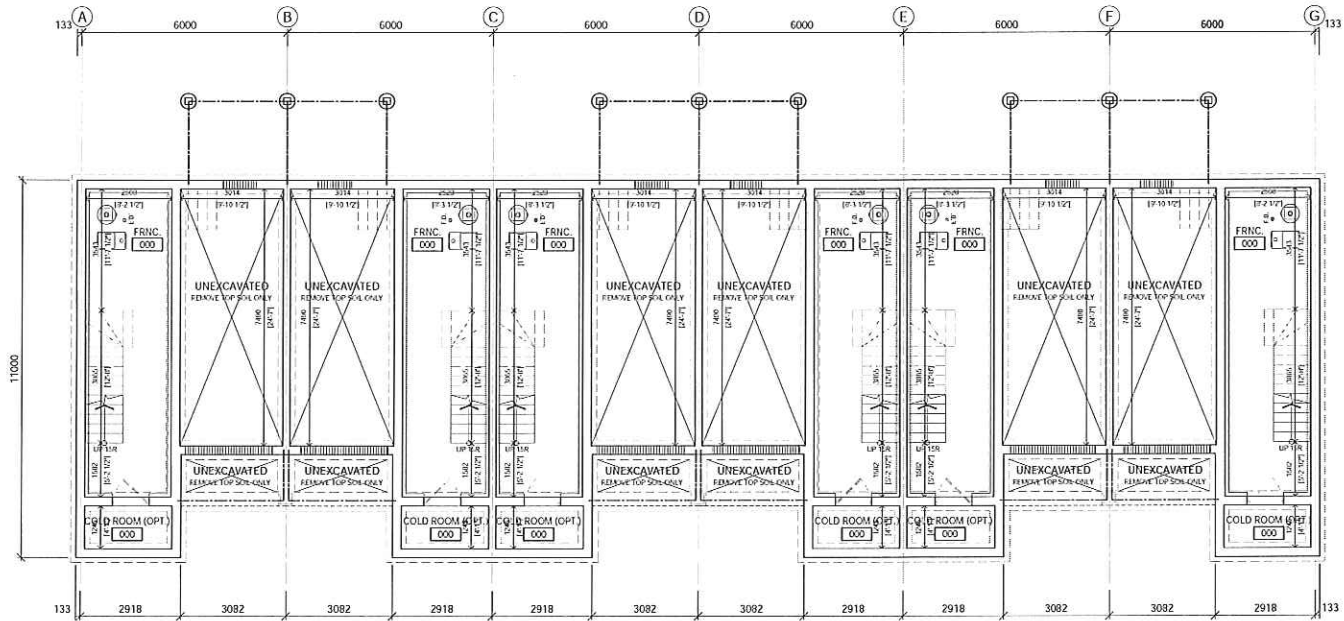
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6Y 1Y1

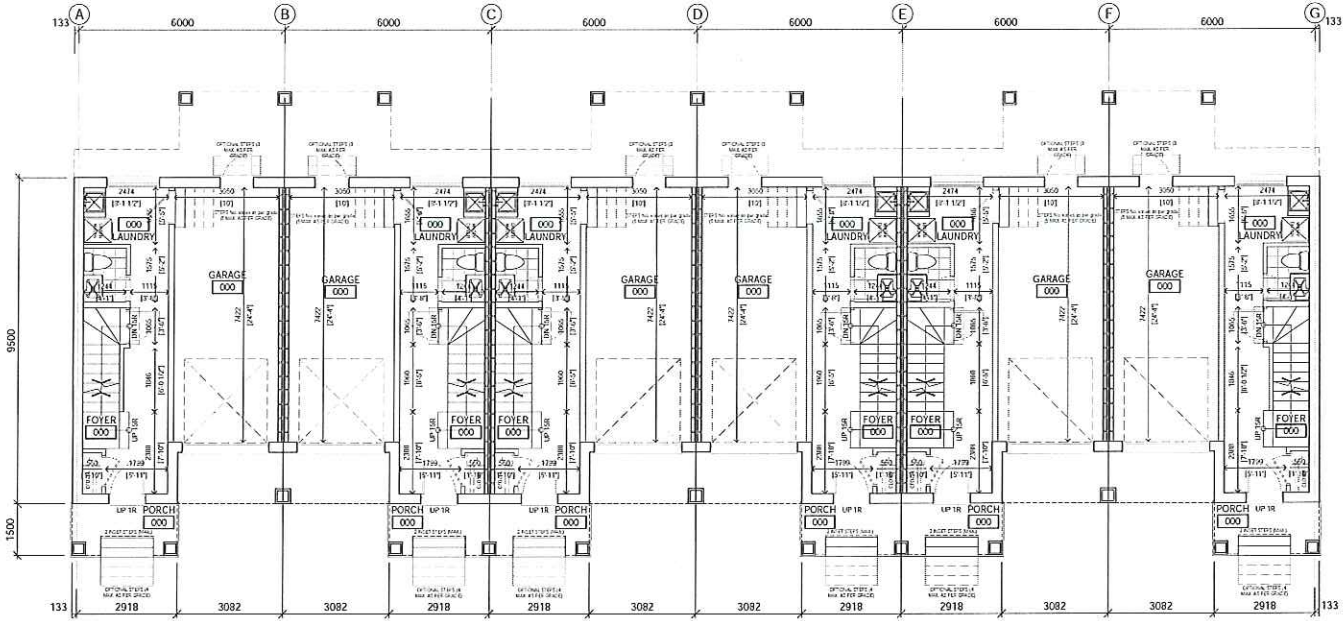
BLOCK No.2  
FLOOR PLANS

PROJECT NO.	2021-04
DATE	24/05/2022
SCALE	AS NOTED
DRAWN BY	AS NOTED
CHECKED BY	F.C.

A2.3



1 BLOCK No.3 - BASEMENT PLAN  
A2.4 SCALE: 1:100



2 BLOCK No.3 - MAIN FLOOR PLAN  
A2.4 SCALE: 1:100



No.	DESCRIPTION	DATE
1	ISSUED SPA/3RD SUBMISSION	14/05/2022
2	ISSUED SPA/2ND SUBMISSION	15/05/2022
3	ISSUED FOR SPA	27/05/2022

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FCA**

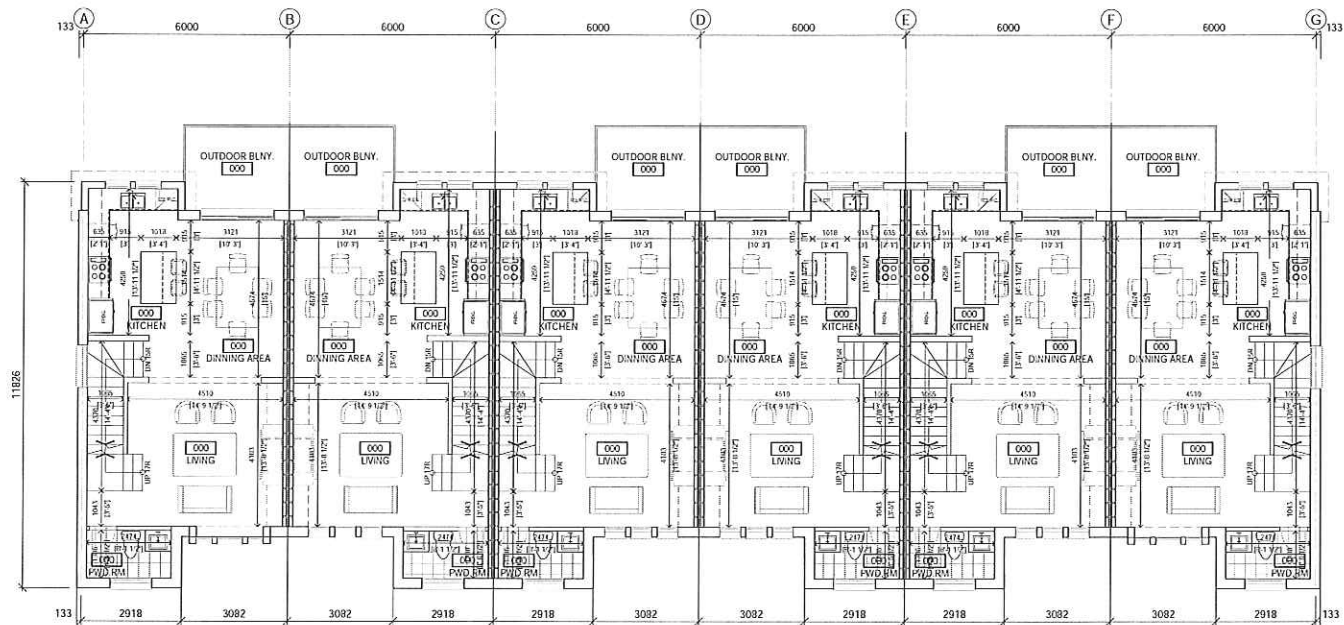
**FAUSTO CORTESE ARCHITECTS**

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTES@FCAARCHITECTS.CA

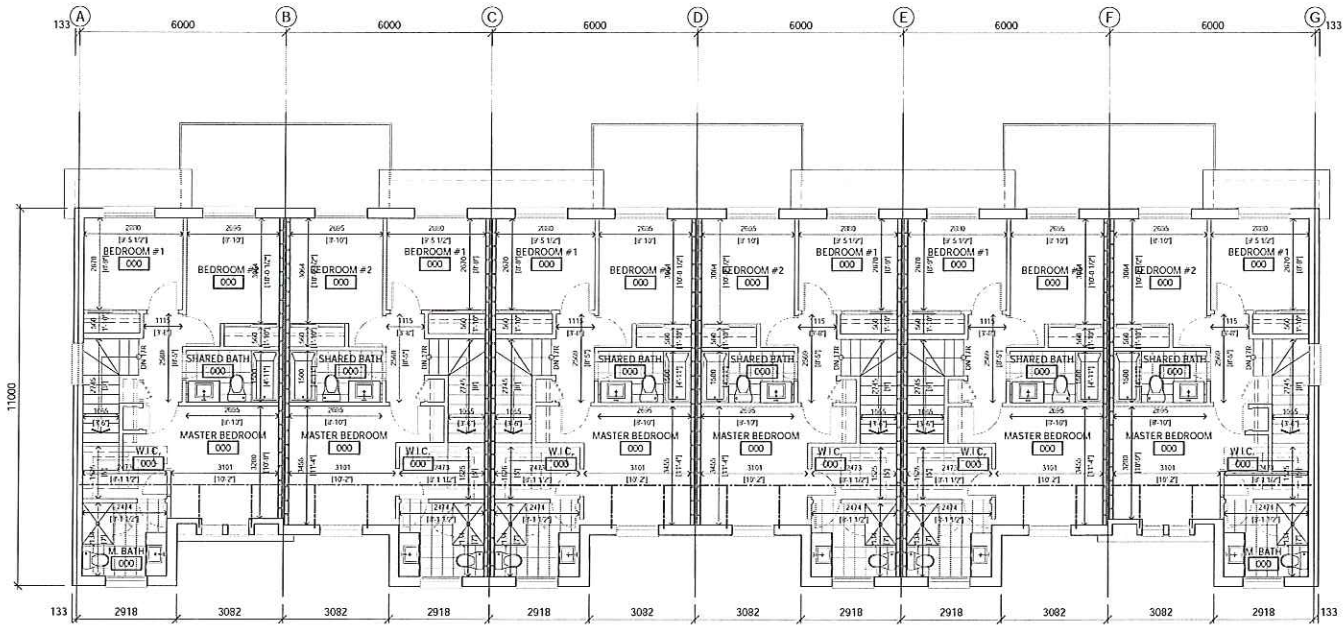
PROPOSED SITE DEVELOPMENT 0 CLARKWAY BRAMPTON ONTARIO L6Y 4R8	
DRAWING: BLOCK No.3 FLOOR PLANS	
DATE: 24/05/2022	PROJECT No: 2021-04
SCALE: AS NOTED	DRAWING No: A2.4
DRAWN BY: SH	REVIEWED BY: F.C.

1/4" = 1' MAX. 1/8" = 1' MIN. 1/16" = 1/2" MIN. 1/32" = 1/4" MIN. 1/64" = 1/8" MIN. 1/128" = 1/16" MIN. 1/256" = 1/32" MIN. 1/512" = 1/64" MIN. 1/1024" = 1/128" MIN. 1/2048" = 1/256" MIN. 1/4096" = 1/512" MIN. 1/8192" = 1/1024" MIN. 1/16384" = 1/2048" MIN. 1/32768" = 1/4096" MIN. 1/65536" = 1/8192" MIN. 1/131072" = 1/16384" MIN. 1/262144" = 1/32768" MIN. 1/524288" = 1/65536" MIN. 1/1048576" = 1/131072" MIN. 1/2097152" = 1/262144" MIN. 1/4194304" = 1/524288" MIN. 1/8388608" = 1/1048576" MIN. 1/16777216" = 1/2097152" MIN. 1/33554432" = 1/4194304" MIN. 1/67108864" = 1/8388608" MIN. 1/134217728" = 1/16777216" MIN. 1/268435456" = 1/33554432" MIN. 1/536870912" = 1/67108864" MIN. 1/1073741824" = 1/134217728" MIN. 1/2147483648" = 1/268435456" MIN. 1/4294967296" = 1/536870912" MIN. 1/8589934592" = 1/1073741824" MIN. 1/17179869184" = 1/2147483648" MIN. 1/34359738368" = 1/4294967296" MIN. 1/68719476736" = 1/8589934592" MIN. 1/137438953472" = 1/17179869184" MIN. 1/274877906944" = 1/34359738368" MIN. 1/549755813888" = 1/68719476736" MIN. 1/1099511627776" = 1/137438953472" MIN. 1/2199023255552" = 1/274877906944" MIN. 1/4398046511104" = 1/549755813888" MIN. 1/8796093022208" = 1/1099511627776" MIN. 1/17592186044416" = 1/2199023255552" MIN. 1/35184372088832" = 1/4398046511104" MIN. 1/70368744177664" = 1/8796093022208" MIN. 1/140737488355328" = 1/17592186044416" MIN. 1/281474976710656" = 1/35184372088832" MIN. 1/562949953421312" = 1/70368744177664" MIN. 1/1125899906842624" = 1/140737488355328" MIN. 1/2251799813685248" = 1/281474976710656" MIN. 1/4503599627370496" = 1/562949953421312" MIN. 1/9007199254740992" = 1/1125899906842624" MIN. 1/18014398509481984" = 1/2251799813685248" MIN. 1/36028797018963968" = 1/4503599627370496" MIN. 1/72057594037927936" = 1/9007199254740992" MIN. 1/144115188075855872" = 1/18014398509481984" MIN. 1/288230376151711744" = 1/36028797018963968" MIN. 1/576460752303423488" = 1/72057594037927936" MIN. 1/1152921504606846976" = 1/144115188075855872" MIN. 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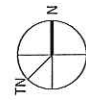




1 BLOCK No.3 - 2ND FLOOR PLAN  
SCALE: 1:100



2 BLOCK No.3 - 3RD FLOOR PLAN  
SCALE: 1:100



NO.	DESCRIPTION	DATE
1	ISSUED FOR SPA	27/08/2020
2	ISSUED SPA/2ND SUBMISSION	5/09/2020
3	ISSUED SPA/3RD SUBMISSION	14/05/2021

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL  
SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND COORDINATES ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

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416-806-7000  
FCORTESI@FCARCHITECTS.CA

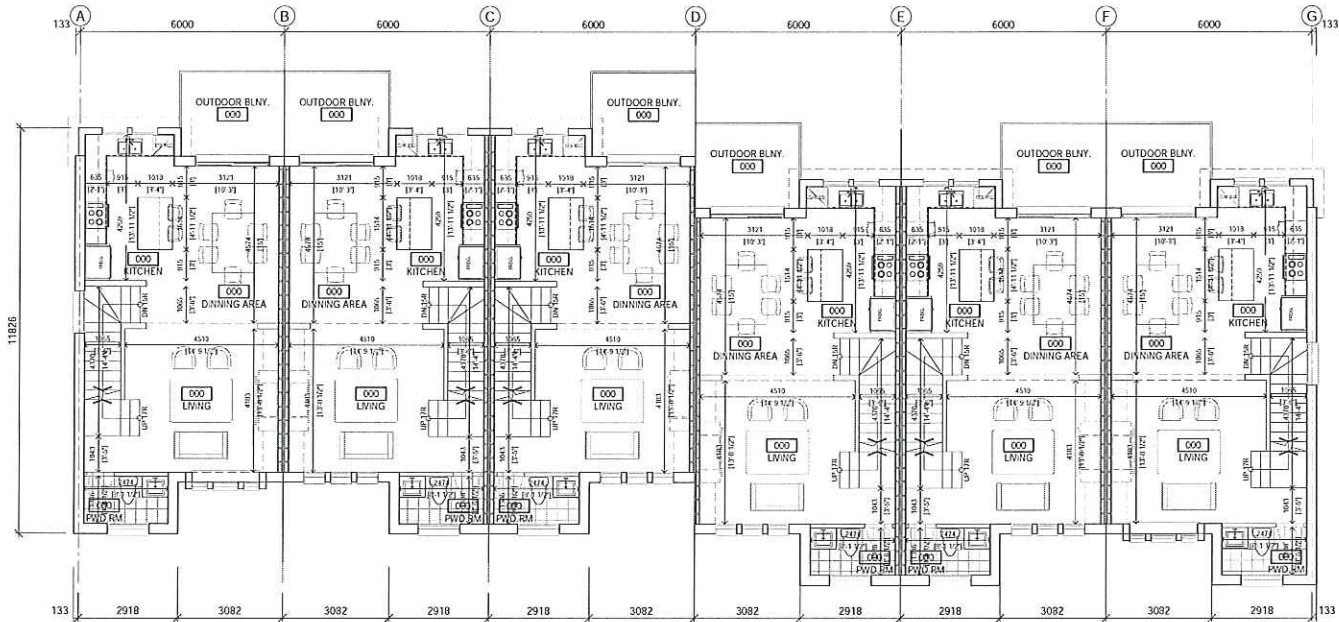
PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6M 1K1

DRAWING	
BLOCK No.3 FLOOR PLANS	
PLOTTED: N/A	PROJECT No.
DATE: 24/05/2021	DRAWING No. 2021-04
SCALE: AS SHOWN	A2.5
DRAWN BY: S.H. REVIEWED BY: F.C.	

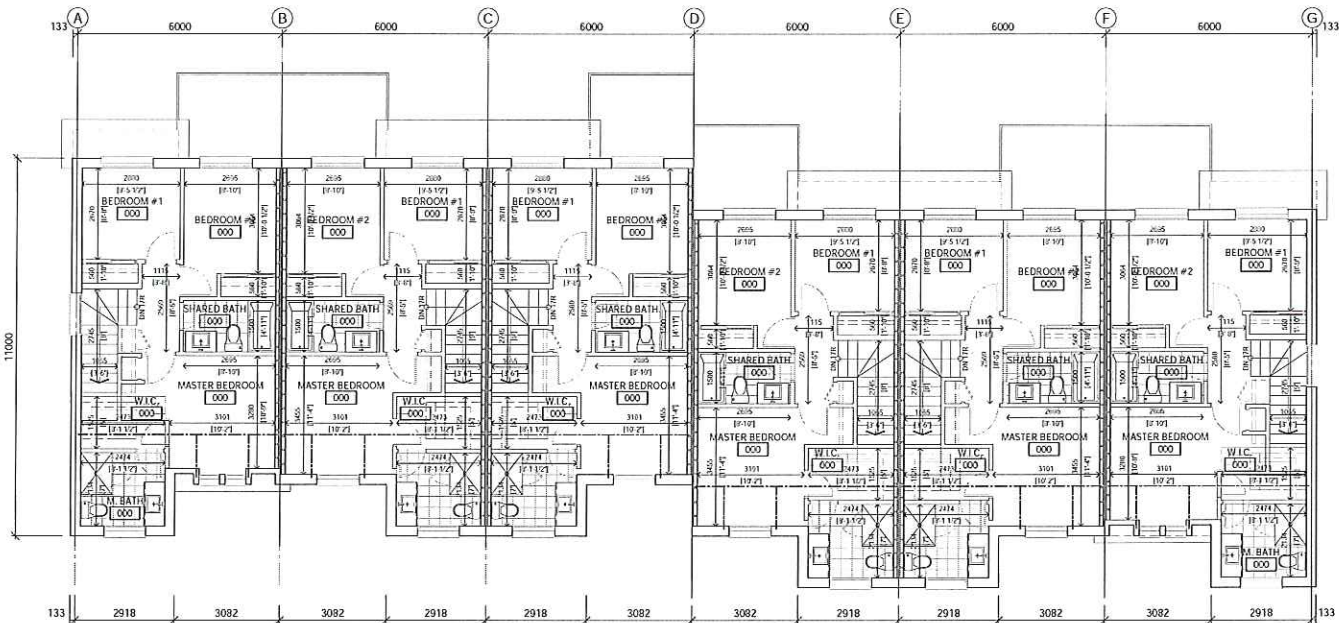
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. SCALE: 1:100. DRAWN BY: S.H. CHECKED BY: F.C. DATE: 24/05/2021. PROJECT: 2021-04.







1 BLOCK No.4 - 2ND FLOOR PLAN  
A2.7 SCALE: 1:100



2 BLOCK No.4 - 3RD FLOOR PLAN  
A2.7 SCALE: 1:100



No.	DESCRIPTION	DATE
3	ISSUED SPA/2RD SUBMISSION	14/05/2022
2	ISSUED SPA/2ND SUBMISSION	16/03/2022
1	ISSUED FOR SPA	17/04/2022
	REVISIONS	

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND COORDINATES ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

DO NOT SCALE DRAWINGS

**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD, UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTES@FCAARCHITECTS.CA

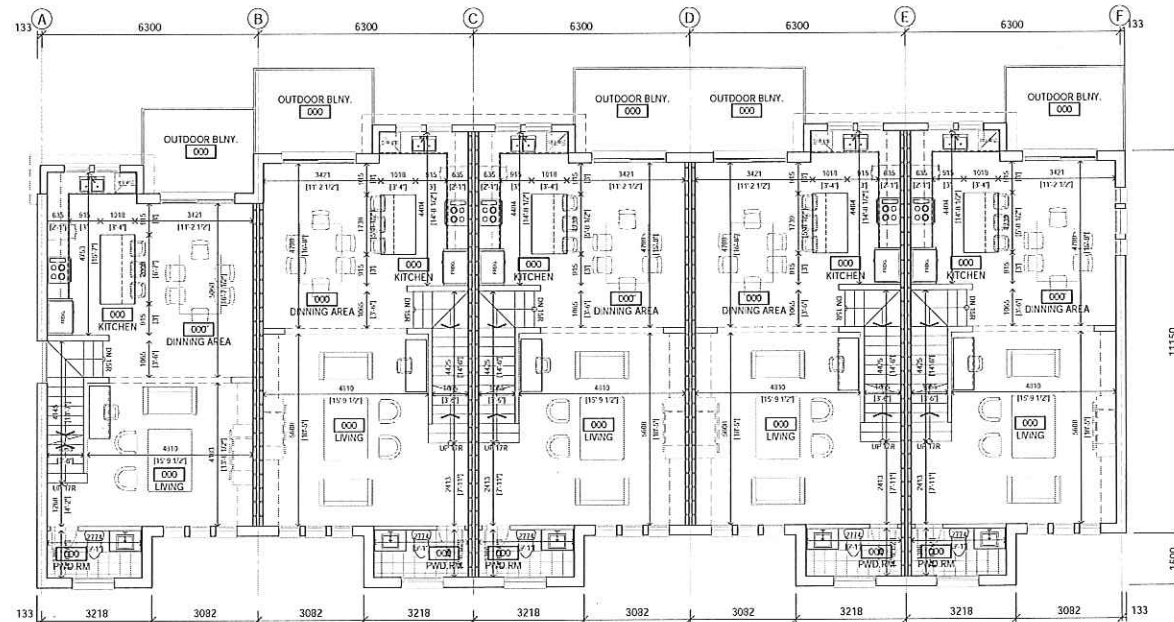
PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6A 1A1

DRAWING	BLOCK No.4 FLOOR PLANS
PLOTTED	N/A
DATE	21/05/2022
SCALE	AS SHOWN
DRAWN BY	SH
REVIEWED BY	FC
PROJECT No.	2021-01
DRAWING No.	A2.7

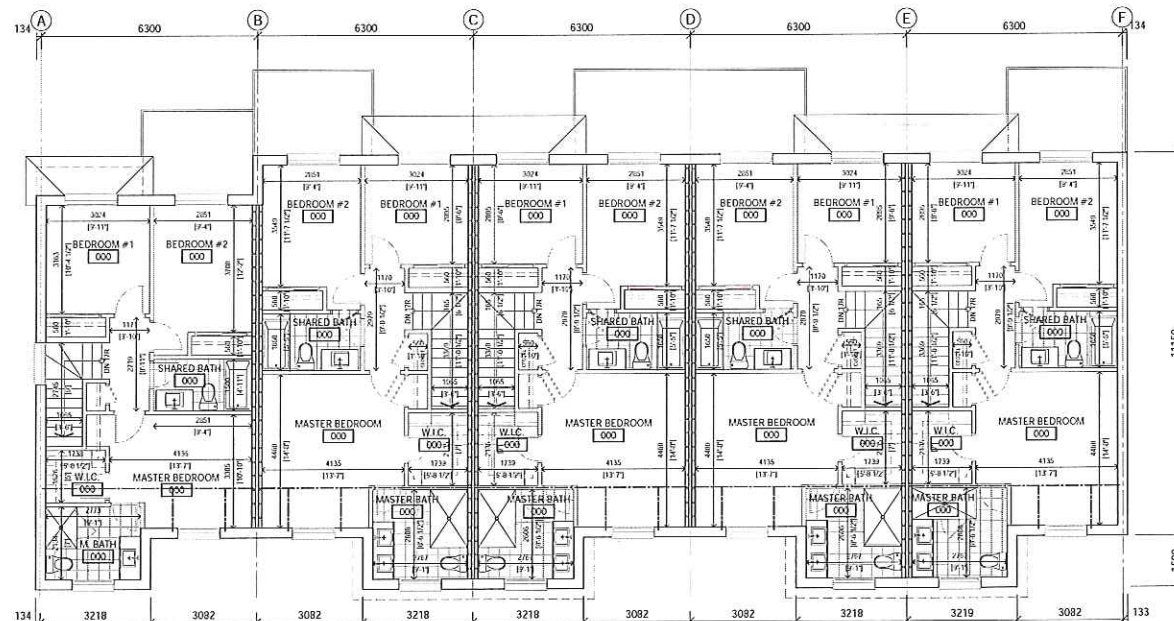
ALL DIMENSIONS ARE IN METERS. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES. SEE DIMENSIONS FOR DETAILS.







1 BLOCK No.5 - 2ND FLOOR PLAN  
A2.9 SCALE: 1:100



2 BLOCK No.5 - 3RD FLOOR PLAN  
A2.9 SCALE: 1:100



REV.	DESCRIPTION	DATE
1	ISSUED SPA/3RD SUBMISSION	24/05/2022
2	ISSUED SPA/2ND SUBMISSION	15/03/2022
3	ISSUED FOR SPA	27/09/2022

REV.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	
2	ISSUED FOR BID	
3	ISSUED FOR BUILDING PERMIT	
4	ISSUED FOR SITE PLAN APPROVAL	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALER AND SIGNATURE BY THE DESIGNER.

DO NOT SCALE DRAWINGS.

**FAUSTO CORTESE ARCHITECTS**

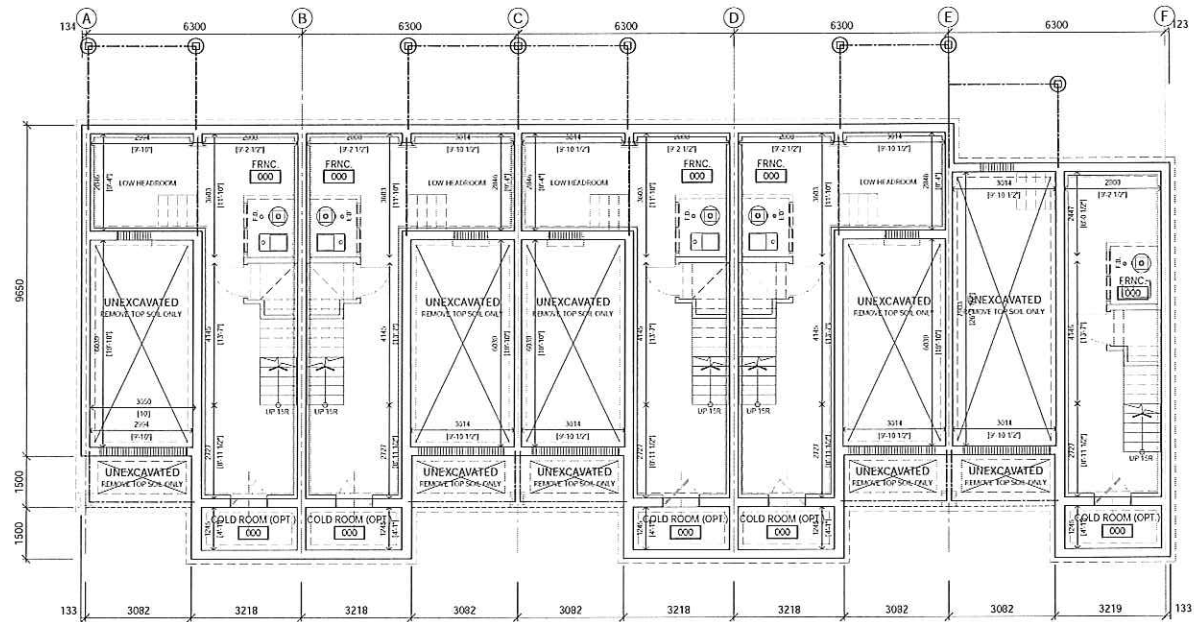
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO L4H 3T8  
416-886-7000  
FCORTES@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
L6Y 4R8

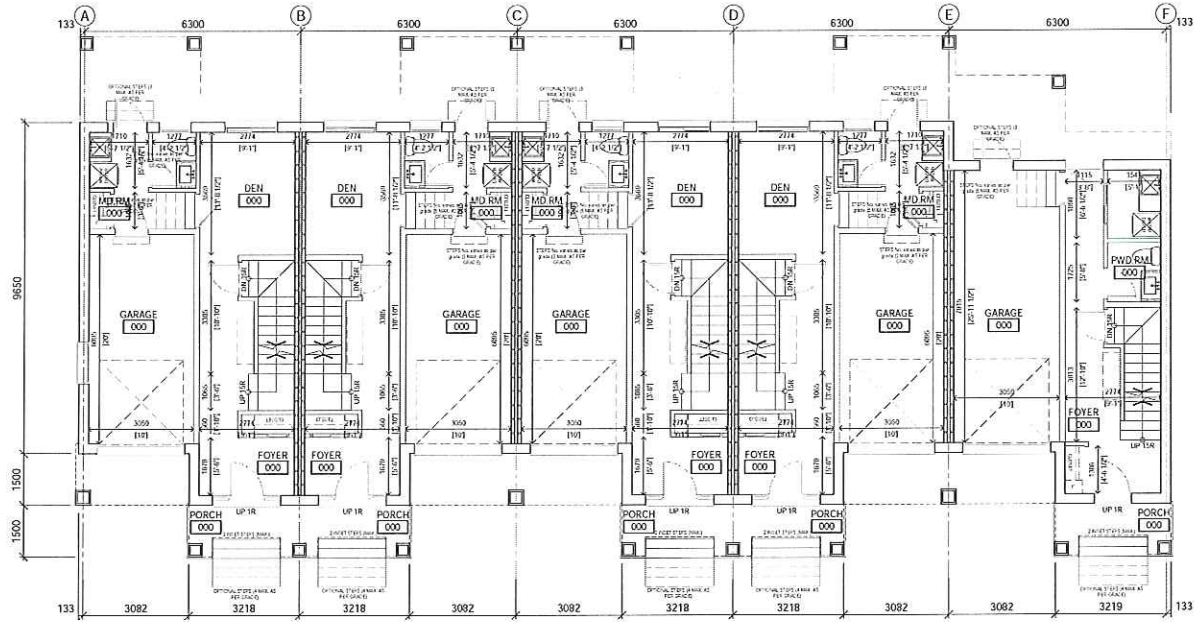
BLOCK No.5  
FLOOR PLANS

PROJECT NO.	SLA	PROJECT No.
DATE	24/05/2022	DATE
SCALE	AS NOTED	SCALE
DRAWN BY	REVISED BY	REVISED BY
SJL	F.C.	

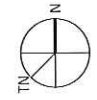
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



1 BLOCK No.6 - BASEMENT PLAN  
A2.10 SCALE: 1:100



2 BLOCK No.6 - MAIN FLOOR PLAN  
A2.10 SCALE: 1:100



3	ISSUED SPA/3RD SUBMISSION	14/05/2022
2	ISSUED SPA/2ND SUBMISSION	15/03/2022
1	ISSUED FOR SPA	27/05/2021
No.	DESCRIPTION	DATE
	REVISIONS	

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
FOOTNOTES SCALE DRAWINGS

**FAUSTO CORTESE**  
ARCHITECTS

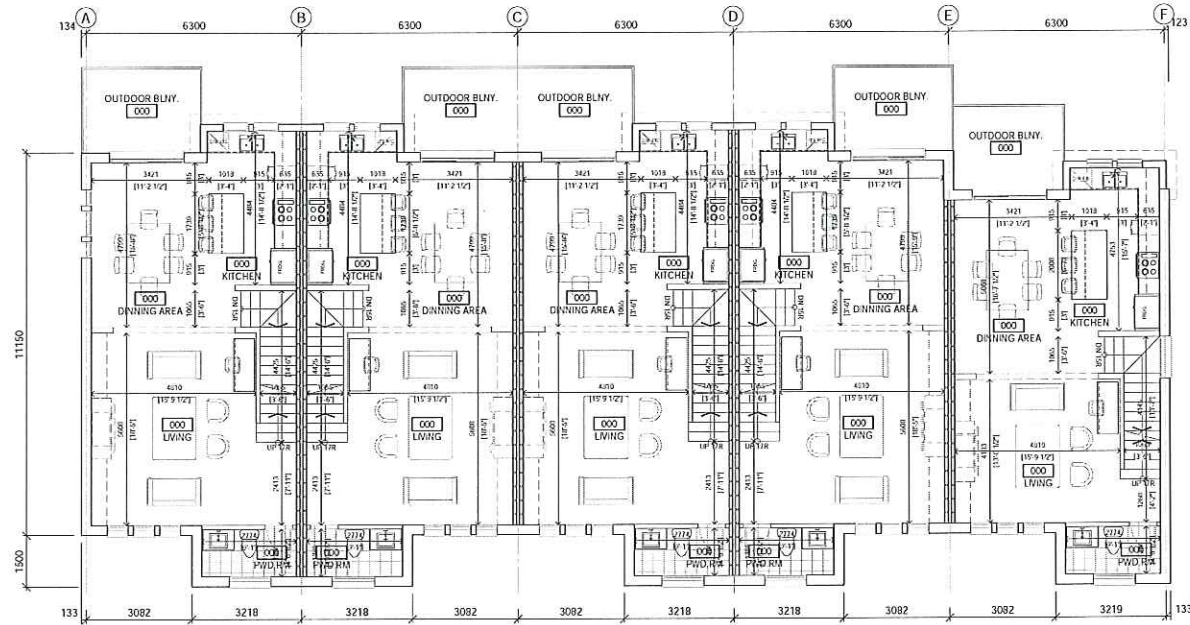
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
ON  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6M 1S6

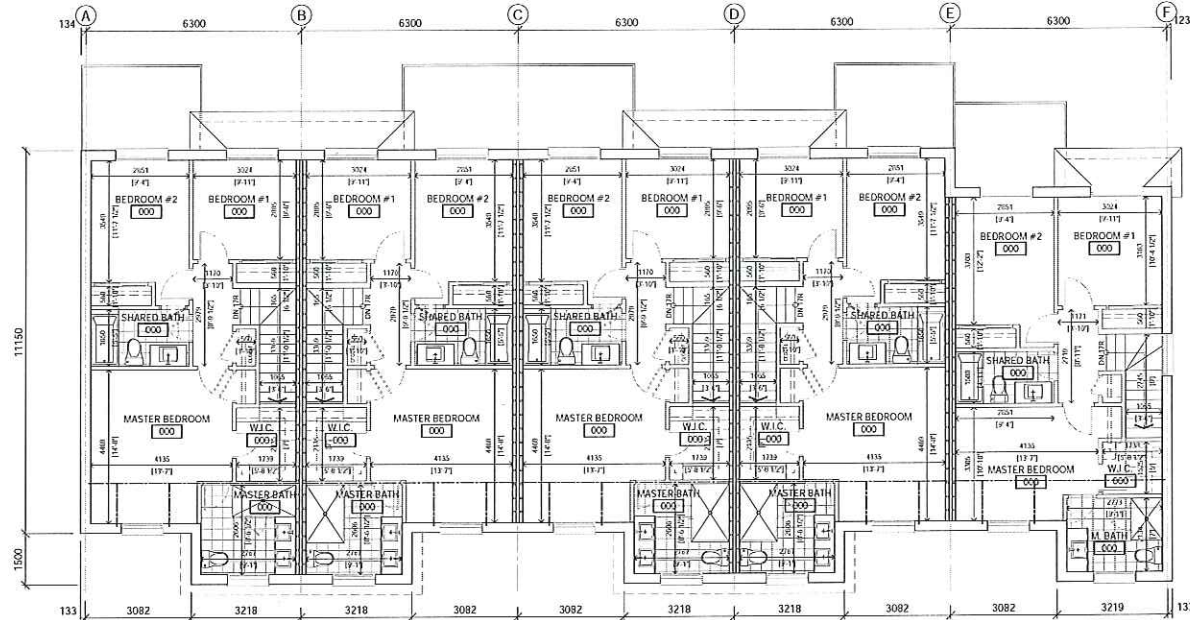
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BLOCK No.6 FLOOR PLANS	
PLOTTED	N/A
DATE	21/05/2022
SCALE	AS NOTED
DRAWN BY	SH
REVIEWED BY	F.C.
PROJECT No.	2021-04
A2.10	

416-806-7000 102 CLARKWAY BRAMPTON, ONTARIO N6M 1S6





1 BLOCK No.6 - 2ND FLOOR PLAN  
A2.11 SCALE: 1:100



2 BLOCK No.6 - 3RD FLOOR PLAN  
A2.11 SCALE: 1:100



Rev.	DESCRIPTION	DATE
3	ISSUED SPA/2RD SUBMISSION	24/05/2022
2	ISSUED SPA/2RD SUBMISSION	15/03/2022
1	ISSUED FOR SPA	27/05/2021

Rev.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	
1	ISSUED FOR BID	
1	ISSUED FOR BUILDING PERMIT	
1	ISSUED FOR SITE PLAN APPROVAL	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS REVIEWED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FCA**

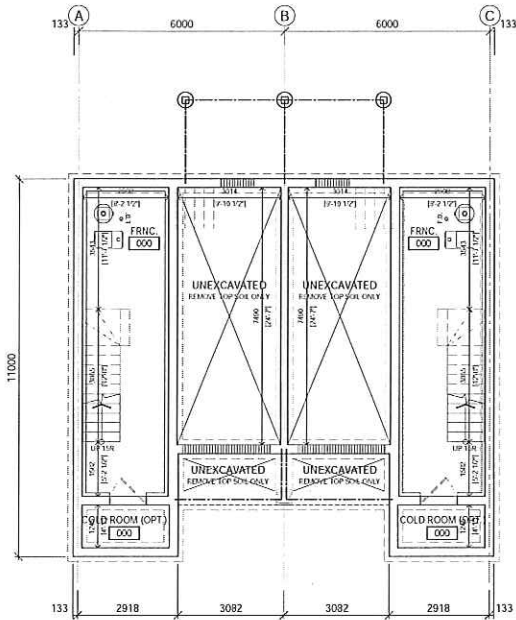
**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTES@FCAARCHITECTS.CA

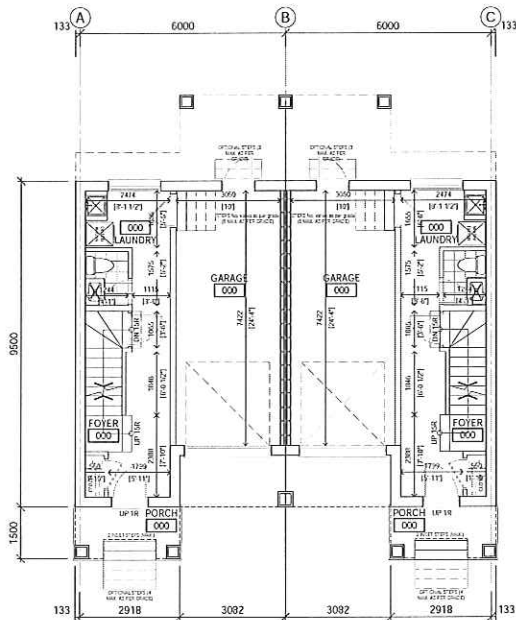
PROPOSED  
SITE DEVELOPMENT  
ON  
O CLARKWAY  
BRAMPTON  
ONTARIO  
N6A 4A4

BLOCK No.6  
FLOOR PLANS

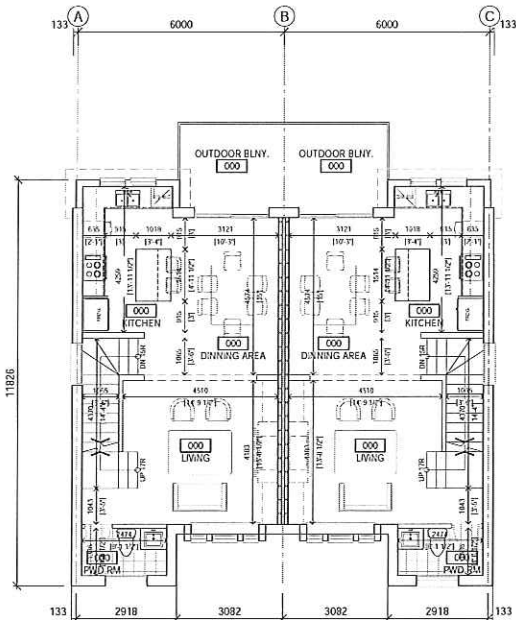
DATE	24/05/2022	PROJECT NO.	2021-04
SCALE	AS NOTED	DRAWING NO.	A2.11
DRAWN BY	SH	REVIEWED BY	F.C.



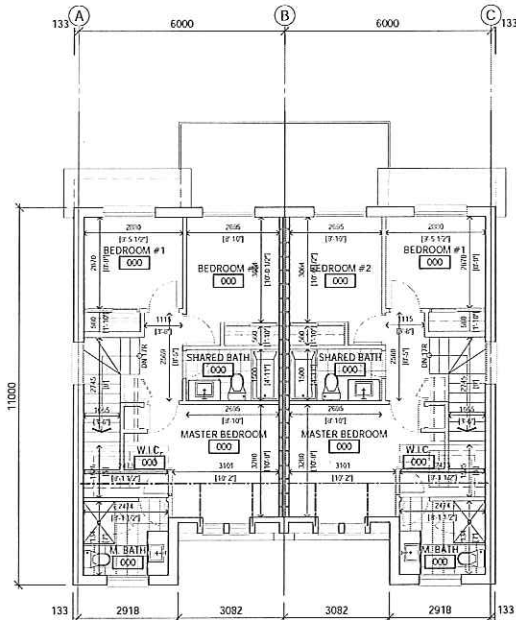
1 BLOCK No.7 - BASEMENT PLAN  
A2.17 SCALE: 1:100



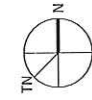
2 BLOCK No.7 - MAIN FLOOR PLAN  
A2.17 SCALE: 1:100



3 BLOCK No.7 - 2ND FLOOR PLAN  
A2.17 SCALE: 1:100



4 BLOCK No.7 - 3RD FLOOR PLAN  
A2.17 SCALE: 1:100



No.	DESCRIPTION	DATE
2	ISSUED SPA/3RD SUBMISSION	14/09/2022
1	ISSUED FOR SPA	15/03/2022
	REVISIONS	

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FCA**

**FAUSTO CORTESE**  
ARCHITECTS

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VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
L6Y 4R4

DRAWING	
BLOCK No.7 FLOOR PLANS	
PLOTTED: N/A	PROJECT NO: 2021-04
DATE: 24/05/2022	DRAWING NO: A2.12
SCALE: AS NOTED	REVIEWED BY: F.C.
DRAWN BY: S.H.	

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.





1 BLOCK No.1 - FRONT ELEVATION  
A3.0 SCALE: 1:100



2 BLOCK No.1 - REAR ELEVATION  
A3.0 SCALE: 1:100

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
FAUSTO CORTESE  
LICENCE  
7774

MATERIAL LEGEND	
1	ASPHALT SHINGLES (TYP.)
2	6\"SEAMLESS ALUMINUM VERTICAL SIDING (TYP.)
3	4\"CONTINUOUS PRECAST BAND (TYP.)
4	3 1/2\"SANDSTONE CLADDING AS PER BUILDERS SPEC. (TYP.)
5	6\"PRECAST CONC. HEADER AND SURROUND AS PER BUILDERS SPEC. EXTERIOR COACH LAMP (TYP.)
6	3 1/2\"BRICK FACE (TYP.)
7	BRICK SOLIDER WITH KEYSTONE (TYP.)
8	DORMER & DAY WINDOW - HARDY BOARD EXTERIOR CLADDING (FOR SIMILAR)
9	HARDY BOARD 16MM (SIMILAR OR BETTER QUALITY)
10	PAINTED HPMI ASSURED TREATED LUGGER (HOUSE ADDRESS NO.)
11	6\"FINISHED ALUMINUM (TYP.)
12	PAINTED EXTERIOR AND 4\"PRESSURE TREATED LUGGER GABLE HANGER AND BRACKET
13	PRE-FINISHED ALUM. FASCIA VENTED SOFFIT AND EAVES TROUGH

No.	DESCRIPTION	DATE
3	ISSUED SPA/3RD SUBMISSION	14/09/2022
2	ISSUED SPA/2ND SUBMISSION	15/03/2022
1	ISSUED FOR SPA	12/05/2022

ISSUED FOR CONSTRUCTION	
ISSUED FOR BUILD PERMIT	
ISSUED FOR SITE PLAN APPROVAL	
SUBMITTALS	
CONTRACTORS MUST CHECK AND VERIFY ALL EXISTING AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.	
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.	
DO NOT SCALE DRAWINGS	

**FCA**

**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6M 1K4

**BLOCK No.1**  
ELEVATION

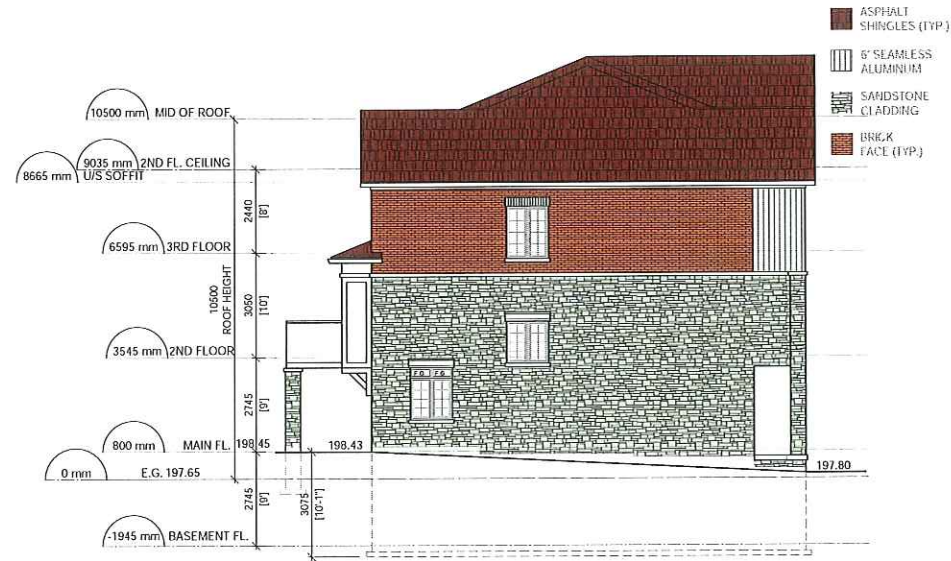
PLOTTED	DATE	PROJECT
1/1	24/09/2022	2021-04

SCALE	AS NOTED	DRAWING No.
1/1	1/1	A3.0

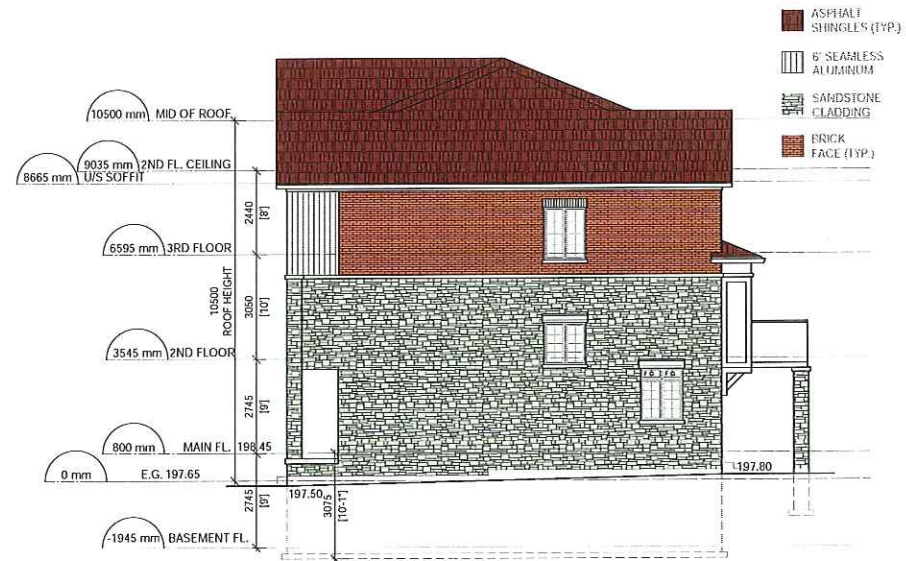
DRAWN BY	REVIEWED BY
SM	F.C.

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. SCALE: 1:100





1 BLOCK No.1 - LEFT ELEVATION  
SCALE: 1:100



2 BLOCK No.1 - RIGHT ELEVATION  
SCALE: 1:100



No.	DESCRIPTION	DATE
3	ISSUED SPA/3RD SUBMISSION	24/05/2022
2	ISSUED SPA/2ND SUBMISSION	15/03/2022
1	ISSUED FOR SPA	27/03/2022
REVISIONS		
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FCA**

**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD, UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
ON  
0 CLARKWAY  
BRAMPTON  
ONARIO  
\*\*\*\*

DATE	PROJECT No.
24/05/2022	2021-04
SCALE	DRAWING No.
AS NOTED	A3.1
DRAWN BY	REVIEWED BY
SHL	F.C.





1 BLOCK No.2 - FRONT ELEVATION  
SCALE: 1:100



2 BLOCK No.2 - REAR ELEVATION  
SCALE: 1:100



No.	DESCRIPTION	DATE
3	ISSUED SPA/3RD SUBMISSION	24/05/2022
2	ISSUED SPA/2ND SUBMISSION	15/03/2022
1	ISSUED FOR SPA	27/05/2021
SUBMITTALS		
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS

**FCA**

**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCAARCHITECTS.CA

DRAWING		PROPOSED SITE DEVELOPMENT ON 0 CLARKWAY BRAMPTON ONTARIO N6P 1K4
DRAWING		BLOCK No.2 ELEVATION
PROJECT No.	2021-04	
DATE	24/05/2022	
SCALE	AS NOTED	
DRAWN BY:	SH	REVIEWED BY: T.C.
A3.2		POST SCALE: 1"







1 BLOCK No.3 - FRONT ELEVATION  
A3.4 SCALE: 1:100



2 BLOCK No.3 - REAR ELEVATION  
A3.4 SCALE: 1:100



No.	DESCRIPTION	DATE
3	ISSUED SPA-3RD SUBMISSION	24/03/2022
2	ISSUED SPA-2ND SUBMISSION	16/03/2022
1	ISSUED FOR SPA	27/05/2022
	REVISIONS	

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FCA**

**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTES@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6A 4A4

DRAWING: BLOCK No.3 ELEVATION	
REVISION: NA	PROJECT: 2021.04
DATE: 24/05/2022	DRAWING No: A3.4
SCALE: AS NOTED	
DRAWN BY: SH	REVIEWED BY: F.C.

ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. SEE ALSO: 2021.04





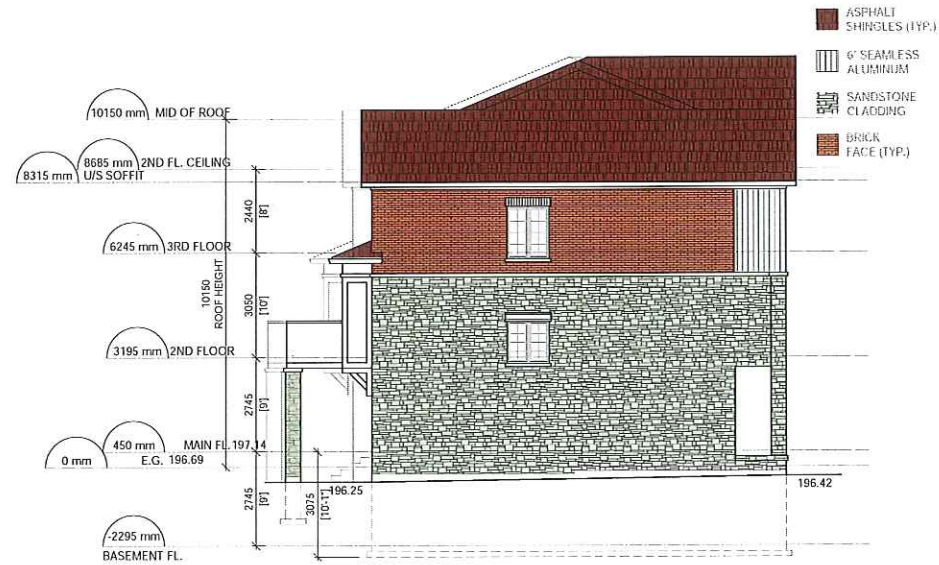




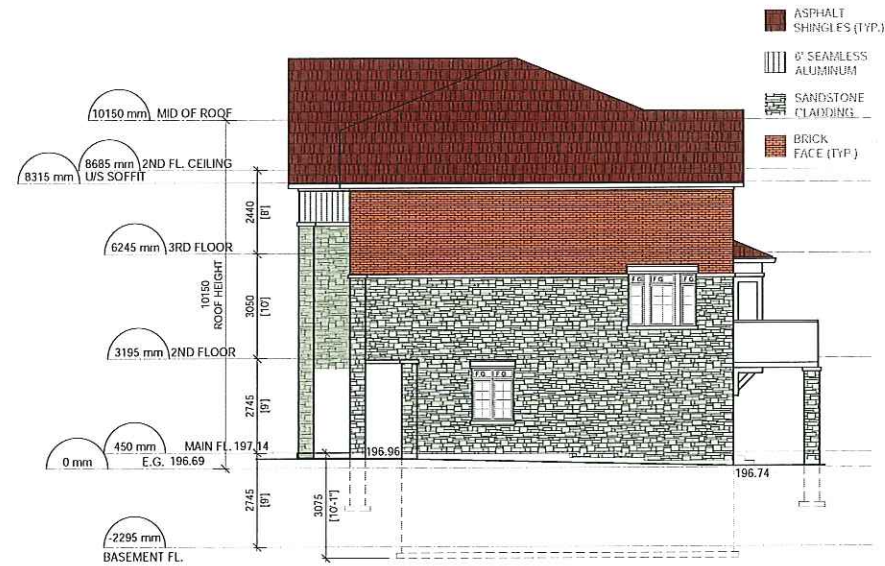








1 BLOCK No.5 - LEFT ELEVATION  
SCALE: 1:100



2 BLOCK No.5 - RIGHT ELEVATION  
SCALE: 1:100



REVISIONS		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	27/05/2024
2	ISSUED SPA/2ND SUBMISSION	15/03/2024
3	ISSUED SPA/3RD SUBMISSION	14/05/2024

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL  
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
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DO NOT SCALE DRAWINGS.

**FCA**

**FAUSTO CORTESE**  
ARCHITECTS  
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
\*\*\*\*\*

DRAWING BLOCK No.5 ELEVATION	
DATE 24/05/2024	PROJECT No. 2021-04
SCALE AS NOTED	DRAWING No. A3.9
DRAWN BY SJA	REVIEWED BY F.C.

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1 BLOCK No.5 - FRONT ELEVATION  
SCALE: 1:100



2 BLOCK No.6 - REAR ELEVATION  
SCALE: 1:100



NO.	DESCRIPTION	DATE
3	ISSUED SPA/2RD SUBMISSION	14/05/2022
2	ISSUED SPA/1RD SUBMISSION	15/03/2022
1	ISSUED FOR SPA	17/05/2021

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	
2	ISSUED FOR B.O.	
3	ISSUED FOR BUILDING PERMIT	
4	ISSUED FOR SITE PLAN APPROVAL	

SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS

**FCA**  
**FAUSTO CORTESE**  
ARCHITECTS  
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCAARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6P 1A1

DRAWING: BLOCK No.6 ELEVATION	
PLOTTED: N/A	PROJECT: N/A
DATE: 14/05/2022	DRAWING: 2021-04
SCALE: AS NOTED	REVIEWED BY: A3.10
DRAWN BY: S/A	REVIEWED BY: F.C.

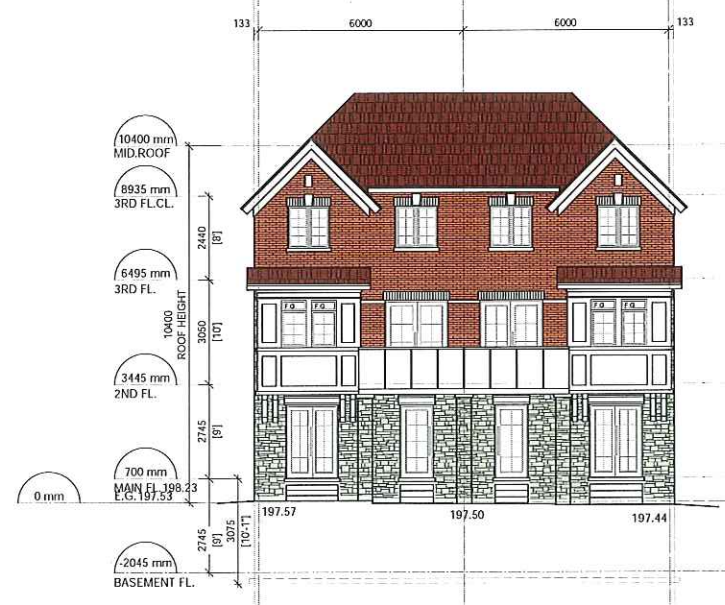
ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED. SCALE: 1:100



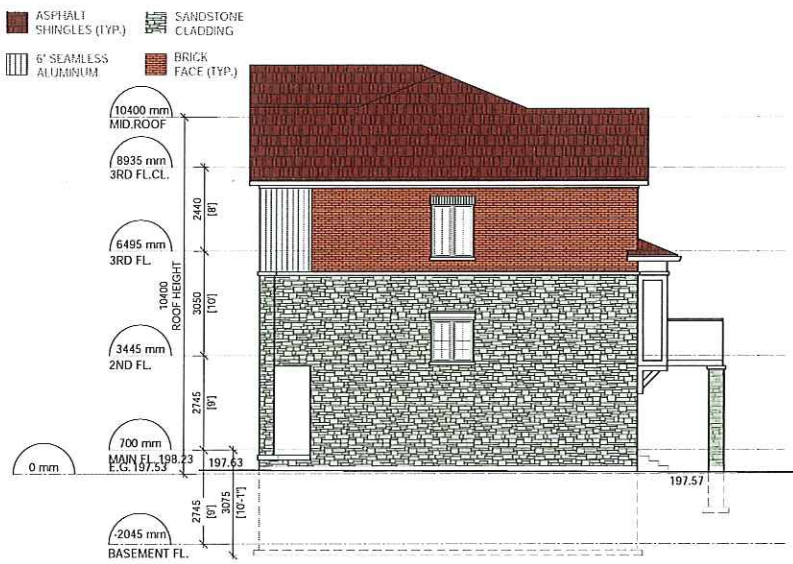




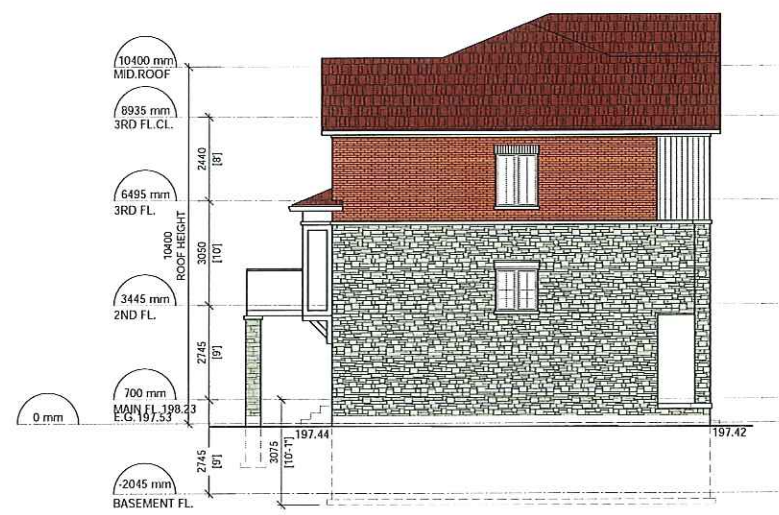
1 BLOCK No.7 - FRONT ELEVATION  
SCALE: 1:100



2 BLOCK No.7 - REAR ELEVATION  
SCALE: 1:100



3 BLOCK No.7 - LEFT ELEVATION  
SCALE: 1:100



4 BLOCK No.7 - RIGHT ELEVATION  
SCALE: 1:100



No.	DESCRIPTION	DATE
2	ISSUED SPA/3RD SUBMISSION	24/05/2020
1	ISSUED FOR SPA	15/03/2020

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL  
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FCA**

**FAUSTO CORTESE ARCHITECTS**

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

PROPOSED  
SITE DEVELOPMENT  
0 CLARKWAY  
BRAMPTON  
ONTARIO  
N6A 4A4

BLOCK No.7  
ELEVATION

DATE:	24/05/2020	PROJECT No:	2021-01
SCALE:	AS NOTED	DRAWING No:	A3.12
DRAWN BY:	SJK	REVIEWED BY:	F.C.

1: ALL MAIN, 1/2" FOR 1/4" CLEARANCE, 1/32" FOR 1/8" CLEARANCE, 1/64" FOR 1/16" CLEARANCE, 1/128" FOR 1/32" CLEARANCE, 1/256" FOR 1/64" CLEARANCE, 1/512" FOR 1/128" CLEARANCE, 1/1024" FOR 1/256" CLEARANCE, 1/2048" FOR 1/512" CLEARANCE, 1/4096" FOR 1/1024" CLEARANCE, 1/8192" FOR 1/2048" CLEARANCE, 1/16384" FOR 1/4096" CLEARANCE, 1/32768" FOR 1/8192" CLEARANCE, 1/65536" FOR 1/16384" CLEARANCE, 1/131072" FOR 1/32768" CLEARANCE, 1/262144" FOR 1/65536" CLEARANCE, 1/524288" FOR 1/131072" CLEARANCE, 1/1048576" FOR 1/262144" CLEARANCE, 1/2097152" FOR 1/524288" CLEARANCE, 1/4194304" FOR 1/1048576" CLEARANCE, 1/8388608" FOR 1/2097152" CLEARANCE, 1/16777216" FOR 1/4194304" CLEARANCE, 1/33554432" FOR 1/8388608" CLEARANCE, 1/67108864" FOR 1/16777216" CLEARANCE, 1/134217728" FOR 1/33554432" CLEARANCE, 1/268435456" FOR 1/67108864" CLEARANCE, 1/536870912" FOR 1/134217728" CLEARANCE, 1/1073741824" FOR 1/268435456" CLEARANCE, 1/2147483648" FOR 1/536870912" CLEARANCE, 1/4294967296" FOR 1/1073741824" 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Castlemore Rd

Castlemore

Blairmore

Sleightholme Cres

Capella Way

Newington Cres

Cardinal Ambrozic Catholic S.S.

Castle Oaks Pond

Castlebrook S.S.

Castle Oaks Crossing

Matthew Harrison St

Mission Ridge

Castlebrook Trail

Oaks Trail

Amethyst Cir

Amethyst Cir

Thorndale Rd

Thorndale P.S.

Thorndale Park

Eastbrook Way

Shadyridge Rd

Lyler Ave

Angelucci

Kanashiro Parkette

Kanashiro St

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Restless Gate

Seascape Cres

Academy Dr

Bliss St

Fossil St

Goswell St

Castle Oaks Crossing

Matthew Harrison St

Mission Ridge

Castlebrook Trail

Oaks Trail

Amethyst Cir

Amethyst Cir

Thorndale Rd

Thorndale P.S.

Thorndale Park

Eastbrook Way

Shadyridge Rd

Lyler Ave

Angelucci

Kanashiro Parkette

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Caranda Cres

Caranda Cres

Caranda Cres

Caranda Cres

Snowpass St

Peppermint

Academy Dr

Bliss St

Fossil St

Goswell St

Castle Oaks Crossing

Matthew Harrison St

Mission Ridge

Castlebrook Trail

Oaks Trail

Amethyst Cir

Amethyst Cir

Thorndale Rd

Thorndale P.S.

Thorndale Park

Eastbrook Way

Shadyridge Rd

Lyler Ave

Angelucci

Kanashiro Parkette

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