

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **8550 GOREWAY PORTFOLIO 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 Lots 2, 3 and 4, Concession 7 ND municipally known as **8550 GOREWAY DRIVE**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a motor vehicle repair shop in conjunction with the permitted warehouse use whereas the by-law does not permit a motor vehicle repair shop as a principal or accessory use;
2. To permit the outside storage of oversized motor vehicles and truck trailer whereas the by-law does not permit outside storage;
3. To permit a fence in the front yard having a height of 1.8m (5.91 ft.) whereas the by-law does not permit a fence in the front yard.

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 File Number: _____
Application for Consent: NO File Number: _____

The Committee of Adjustment has appointed **TUESDAY, February 14, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 this 3rd Day of February, 2023.

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

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 **February 14, 2023** 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, February 9, 2023.**

- 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 or jeanie.myers@brampton.ca by **4:30 pm Thursday, February 9, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, February 9, 2023.**
- 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, February 9, 2023.** 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 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.



Zelinka Priamo Ltd.

LAND USE PLANNERS

VIA EMAIL

December 19, 2022

Committee of Adjustment
City of Brampton
Planning and Development Services
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Secretary-Treasurer

**Re: Minor Variance Application
Proposed Trailer Facility
8550 Goreway Portfolio Inc. and Canadian Tire Corporation, Limited
8550 Goreway Drive
Brampton, ON**

Our File: CAT/BRM/21-01

A - 2022-0410

On behalf of 8550 Goreway Portfolio Inc. and Canadian Tire Corporation, Limited, Zelinka Priamo Ltd. is pleased to submit an application for a Minor Variance associated with a proposed Trailer Facility at the existing Canadian Tire A.J. Billes Distribution Centre on the above-noted address (the "subject lands").

BACKGROUND

Under the City of Brampton Official Plan, the subject lands are predominantly shown as Employment on Schedule 1 Concept, with Open Space shown along the water channel at the northwest portion of the lands, while Goreway Drive is a Secondary Intensification Corridor. The subject lands are predominantly designated Industrial on Schedule A General Land Use Designations, with an Open Space designation along the water channel in the northwest portion of the lands. Under the Airport Intermodal Secondary Plan Area 4, Schedule 4, the subject lands are designated General Employment 1, with a Natural Heritage System designation (and Flood Plain) along the water channel at the rear of the lands.

Under the City of Brampton Zoning By-law, as amended, the subject lands are split zoned M4-Section 1606, M4-Section 1574, M4-Section 1575, M4-Section 1575 (Special Reserve), M4(H) Section 1641 and F along the water channel. The proposed Trailer Facility is located within the portion of the lands zoned M4-Section 1606. Minor Variances were approved under A044-04 related to permissions for trailer storage and a 1.8 m high chain link fence across the front of the lands (on Goreway) zoned M4-Section 1606, subject to various conditions.

PROPOSAL

The subject lands of approximately 69.2 ha (170.9 ac) are currently developed with an existing Canadian Tire warehousing building (along with associated uses including trailer

20 Maud Street, Suite 305
Toronto, ON M5V 2M5
Tel: 416-622-6064 Fax: 416-622-3463
Email: zp@zpplan.com Website: www.zpplan.com

parking). As shown on the Site Plan, on the north portion of the subject lands, an approximately 2,980 sq. m Trailer Facility is proposed comprised of an approximately 2,109 sq. m trailer maintenance facility and approximately 871 sq. m of office space on two floors. Approximately 200 parking spaces are proposed for the Trailer Facility along with 133 trailer cab parking spaces. The proposed Trailer Facility will be accessed internally within the subject lands, whereby no new entrances onto Goreway Drive and Intermodal Drive are proposed with no changes to the existing intersections. Existing trailer parking in the western portion of the lands is not proposed to be changed.

We note that extensive pre-consultation with Zoning and Planning Staff occurred prior to the application for Site Plan Approval (file number SPA-2022-0139). With regard to the existing variances under A044-04, it is our understanding from Planning and Zoning Staff that the proposed Trailer Facility does not maintain the layout approved through SP01-002.001 and as the variance under A044-04 includes a condition that the permission for outside storage and parking of tractor trailers be "in association with the existing warehouse use on the *abutting* [emphasis added] property to the south", approval of a further minor variance will be required to facilitate the continued outside storage of trucks and trailers. The zoning comments from the application for Site Plan Approval confirmed the zoning non-compliance that is reflected in the requested variances, which effectively carryover the variances for the fencing and the permissions for trailer parking. In addition, it was confirmed with Zoning and Planning Staff that while the repair of trailers is permitted since trailers do not meet the definition of a motor vehicle, the general repair and maintenance, oil changes and annual commercial vehicle safety inspections for tractors within the proposed Trailer Facility would be interpreted as motor vehicle repair, which is not permitted under the current zoning.

REQUESTED VARIANCES

The following variances to By-law 7625, as amended, are respectfully requested for the M4-Section 1606 zoned lands:

- Section 34.1.1.(a)(1) Industrial Four – M4 Zone: To permit a motor vehicle repair shop in association with a warehouse use whereas the By-law does not allow a motor vehicle repair shop as a principal or accessory use;
- Section 34.1.2.(h) Industrial Four – M4 Zone: To permit the parking of oversized motor vehicles and truck trailer parking whereas the By-law does not allow outdoor storage; and
- Section 30.6 Fences: To permit a 1.8 m high chain link fence in the front yard whereas the By-law does not permit a fence in the front yard of any lot in an industrial zone.

FOUR TESTS OF THE PLANNING ACT

The requested variances are appropriate and meet the four tests of the *Planning Act* as outlined below.

The general intent and purpose of the Official Plan is maintained:

- The proposed Trailer Facility associated with the existing Warehouse Distribution centre is within the lands designated Industrial on Schedule A General Land Use Designations, which according to Policy 4.4.2.1 "provide for the development of

industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan”;

- According to the Airport Intermodal Secondary Plan Area 4 and Policy 1.1.1.a, the General Employment 1 designation permits: i) warehousing and storage of goods; iv) repairing and servicing operations, but excluding motor vehicle body shops; v) outdoor storage areas, only as accessory to an industrial use, and which shall be screened from public view. Under Policy 1.1.1.b, ancillary uses directly associated with the principal industrial use are permitted as well;
- The proposed motor vehicle repair shop would be directly associated with a permitted warehouse use and would not be a principal use. The purpose of the proposed Trailer Facility is for the maintenance and repair of Canadian Tire's private assets, including Canadian Tire owned tractors. The proposed Trailer Facility is not an automotive repair shop and not open to the public or other third parties;
- The proposed parking of oversized motor vehicles and trailer parking, which is interpreted as outdoor storage and will be screened from public view by the existing and enhanced landscaped berm along Goreway Drive is permitted; and
- The requested variance to permit the existing 1.8 m high chain link fence in the front yard is integral to the operation of the existing Warehouse Distribution centre, in order to maintain safety.

The general intent and purpose of the Zoning By-law is maintained:

- The permitted uses for the M4-Section 1606 zoned lands do allow a motor vehicle repair shop as a principal or accessory use. As noted above, the proposed Trailer Facility is for the maintenance and repair of Canadian Tire's private assets, including Canadian Tire owned tractors and is not an automotive repair shop and not open to the public or other third parties. The proposed Trailer Facility is directly associated with a warehouse use, which is permitted;
- The permitted uses for the M4-Section 1606 zoned lands include a warehouse and accessory uses including purposes accessory to the other permitted purposes. The parking of oversized motor vehicles and trailer parking that are interpreted as outdoor storage are not permitted in the M4 Zone. However, the oversized motor vehicles and trailer parking are integral auxiliary components of the permitted warehouse use. The requested minor variance effectively carries over the existing permission established under Minor Variance A044-04. The proposed parking of oversized motor vehicles and trailer parking will be screened from public view by the existing and enhanced landscaped berm along Goreway Drive; and
- The requested minor variance effectively carries over the existing permission established under Minor Variance A044-04 for the fencing in the front yard. The requested variance to permit a 1.8 m high chain link fence in the front yard is

integral to the operation of the existing Warehouse Distribution centre, in order to maintain safety and operational integrity.

The requested variances are minor in nature:

- The proposed variance to permit a motor vehicle repair shop clarifies the permission for the repair of tractor trailers within the proposed Trailer Facility in association with a warehouse use, which is permitted; and
- As the proposed variances to permit the parking of oversized motor vehicles and trailer parking and for fencing in the front yard effectively carry over the permissions under Minor Variance A044-04 (subject to conditions) and are associated with the existing Warehouse Distribution Centre, the proposed variances are minor in nature.

The requested variances are desirable for the appropriate development and use of the subject lands:

- The existing Warehouse Distribution centre is a major employer in the City of Brampton and is integral to the operation of Canadian Tire. The requested variances for the proposed Trailer Facility support the overall objectives for Industrial lands, support an existing employment use and economic development. The application for Site Plan Approval will ensure that the Trailer Facility and the extent and location of the parking of oversized motor vehicles and trailer parking are satisfactorily addressed with appropriate screening by the existing and enhanced landscaped berm and fencing.

SUBMISSION PACKAGE

As required for Minor Variance application submissions, please find enclosed the following materials:

- One (1) completed Minor Variance application form (single sided);
- One (1) authorization from Canadian Tire Corporation, Limited;
- One (1) Parcel Register for PIN 14023-0251;
- Twelve (12) copies of photos of the subject lands;
- Twelve (12) copies of the Site Plan with boundaries of the lands that are subject to the application shown edged by a red colour and the portion of the lands where the variance would be applicable edged by a green colour;
- Twelve (12) copies of the Site Plan, including an 8.5" by 14" reduction;
- Twelve (12) copies of the Colour Elevations, including an 8.5" by 14" reduction;
- Twelve (12) copies of the Floor Plans, including an 8.5" by 14" reduction; and
- Twelve (12) copies of the Site Surveys, including an 8.5" by 14" reduction.

Please note that the following application fee cheques will follow directly from Canadian Tire:

- A cheque made payable to Treasurer, City of Brampton in the amount of \$2,662.00; and
- A cheque made payable to The Toronto Region Conservation Authority in the amount of \$1,250.00.

We trust that the enclosed information is complete and satisfactory and we would appreciate if the application can be considered at the earliest possible meeting of the Committee of Adjustment. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, RPP, MCIP
Principal Planner

cc: Canadian Tire Corporation, Limited (via email)
Alex Sepe, City of Brampton (via email)



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

FILE NUMBER: **A-2022-0410**

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)** 8550 Goreway Portfolio Inc. attn. Michael Boyes
Address 3625 Dufferin Street, Suite 320, Toronto, ON M3K 1N4

Phone # 416-635-4877 **Fax #** _____
Email mboyes@hr-reit.com

2. **Name of Agent** Zelinka Priamo Ltd. attn. Jonathan Rodger
Address 20 Maud Street, Suite 305, Toronto, ON M5V 2M5

Phone # 416-622-6064 **Fax #** 416-622-3463
Email Jonathan.r@zpplan.com

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

Section 34.1.1.(a)(1) Industrial Four - M4 Zone: To permit a motor vehicle repair shop in association with a warehouse use whereas the By-law does not allow a motor vehicle repair shop as a principal or accessory use;

Section 34.1.2.(h) Industrial Four - M4 Zone: To permit the parking of oversized motor vehicles and truck trailer parking whereas the By-law does not allow outdoor storage; and

Section 30.6 Fences: To permit a 1.8 high chain link fence in the front yard whereas the

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

1. The by-law does not allow a motor vehicle repair shop as a principle or accessory use;

2. The by-law does not allow outside storage; and

3. The by-law does not allow a fence in the front yard if in an industrial zone;

5. **Legal Description of the subject land:**
Lot Number Part of Lots 2, 3 and 4
Plan Number/Concession Number Concession 7, Northern Division
Municipal Address 8550 Goreway Drive, Brampton

6. **Dimension of subject land (in metric units)**
Frontage +/- 1732.115 m
Depth +/- 1229.478 m
Area +/- 69.2 ha

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

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

- 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.)

Canadian Tire AJ Billes Distribution Centre and associated parking (building)
(GFA: +/- 111,244 sq. m)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Trailer Facility at the existing Canadian Tire A.J. Billes Distribution Centre, with +/- 2,980 sq. m of GFA on the vacant lands to the north of the existing building.

- 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 Vacant Portion of the Lands (See Site Plan)

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

PROPOSED Trailer Facility

Front yard setback +/-132 m
 Rear yard setback +/- 454 m
 Side yard setback +/- 47 m
 Side yard setback +/- 57 m

10. Date of Acquisition of subject land: January 31, 2006

11. Existing uses of subject property: A.J. Billes Distribution Centre

12. Proposed uses of subject property: A.J. Billes Distribution Centre and Associated Trailer Facility

13. Existing uses of abutting properties: General Industrial Uses, including Warehouse and Food Storage

14. Date of construction of all buildings & structures on subject land: 1989

15. Length of time the existing uses of the subject property have been continued: 33 years

16. (a) What water supply is existing/proposed?
 Municipal Other (specify) _____
 Well
- (b) What sewage disposal is/will be provided?
 Municipal Other (specify) _____
 Septic
- (c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

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

Yes No

If answer is yes provide details File # _____ Status _____

18 Has a pre-consultation application been filed?

Yes No iPRE-2022-0028

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 # A044-04 Decision _____ Relief Trailer Storage and Fencing
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Toronto _____
THIS 20th DAY OF DECEMBER 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, Jonathan Rodger _____ OF THE City _____ OF Toronto _____

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 TORONTO
IN THE _____ OF _____
THIS 20th DAY OF
DECEMBER 2022
[Signature]
A Commissioner etc.

ROBERT WILLIAM MAC FARLANE, a Commissioner, etc.,
Province of Ontario, for Zelinka Priamo Ltd.
Expires August 12, 2025.

[Signature]
Signature of Applicant or Authorized Agent
Submit by Email

FOR OFFICE USE ONLY
Present Official Plan Designation: _____
Present Zoning By-law Classification: _____
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer Date

DATE RECEIVED DEC. 22, 2022
Date Application Deemed Complete by the Municipality _____



2180 Yonge Street
Toronto, ON M4P 2V8
Contact Name: Melissa Miceli
Phone Number: 647 612 8179
Email: Melissa.Miceli@cantire.com

CANADIAN TIRE TRAILER FACILITY

8550 GOREWAY DRIVE, BRAMPTON, ON
CITY FILE NUMBER (SPA-2022-0139)

15.038CS



**TURNER
FLEISCHER**
11 Leslie St.
Toronto, ON M5R 1A7
Contact Name: David Fleischer
Phone Number: 416-491-1111 x1174
Email: david.fleischer@turnerfleischer.com

**RESPONSE TO SPA COMMENTS
DECEMBER 15, 2022**

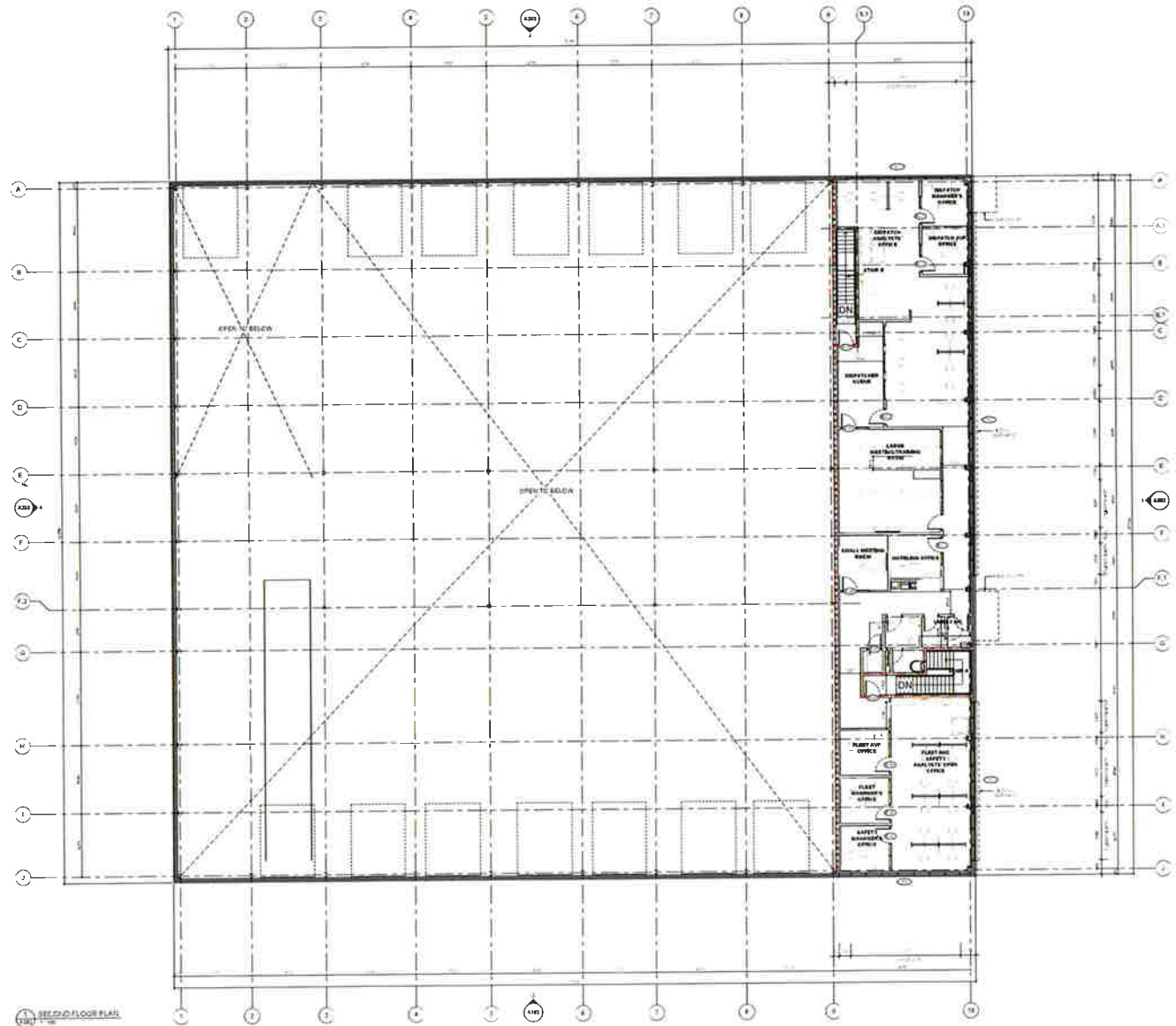



CIVIL ENGINEER
2220 South Service Road
Burlington ON L7L 5K2
Contact Name: Kwei
Phone Number: 805 632 2611
Email: kwei@gslandesign.com


LANDSCAPE ARCHITECTS
366 Oxford Street East
London ON N6A 1Y7
Contact Name: Barry Murphy
Phone Number: 519 667 3322
Email: b.murphy@la.ca


ELECTRICAL ENGINEER
43 Lesmill Road
Toronto, ON M2E 2T8
Contact Name: Albert Valkenburg
Phone Number: 416 459-0135
Email: albert.valkenburg@nordel.com

Architectural Firm
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SECOND FLOOR PLAN



CANADIAN TRAILER FACILITY

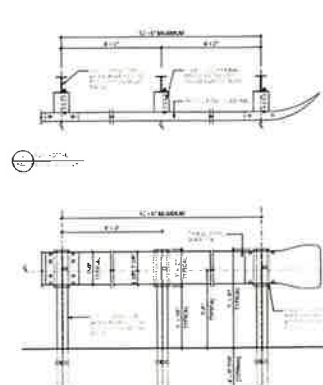
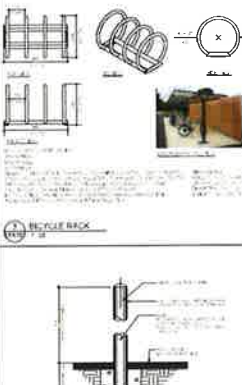
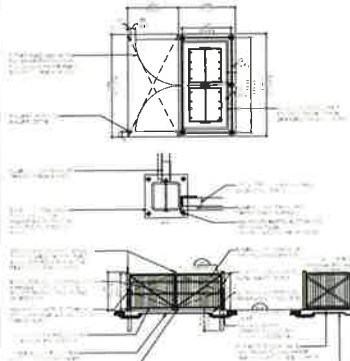
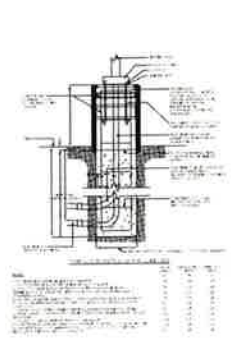
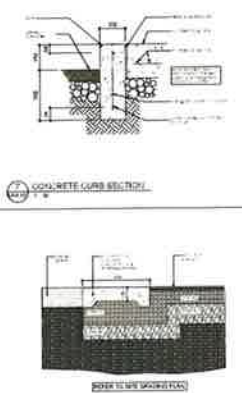
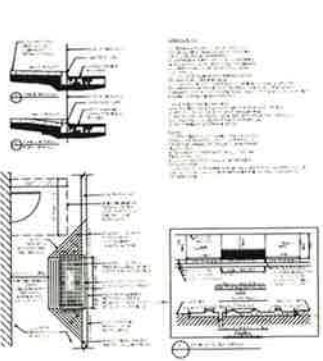
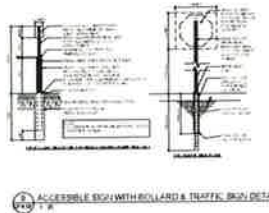
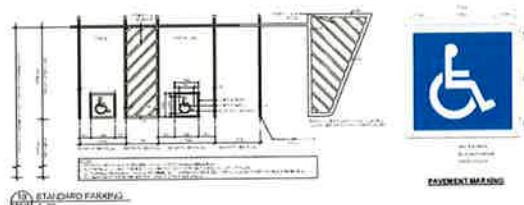
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 CITY FILE NUMBER: ...

SECOND FLOOR PLAN

DATE	
REVISION	
DATE	
DATE	
DATE	

A202 2

PROJECT INFORMATION		DATE
PROJECT NAME	STANDARD PARKING	11/11/11
CLIENT	City of Toronto	
PROJECT NO.	11-0000	
DATE	11/11/11	
DESIGNER	Turner Fleischer	
PROJECT LOCATION	100 King Street West, Toronto, ON	
PROJECT TYPE	Parking	
PROJECT PHASE	Final Design	
PROJECT STATUS	Approved	
PROJECT DESCRIPTION	Standard parking layout for 100 King Street West, Toronto, ON. The project includes the design of 100 standard parking spaces, 10 accessible parking spaces, and 10 van-accessible parking spaces. The design also includes the design of the parking lot's drainage system, lighting, and signage.	
DESIGNER'S RESPONSIBILITIES	Design of the parking lot's layout, including the location and dimensions of the parking spaces, the location and dimensions of the accessible and van-accessible parking spaces, the location and dimensions of the parking lot's drainage system, lighting, and signage.	
CLIENT'S RESPONSIBILITIES	Obtain all necessary permits and approvals from the City of Toronto and the relevant regulatory agencies. Provide all necessary information and data to the designer, including site plans, survey data, and utility locations.	
DESIGNER'S ASSUMPTIONS	The design is based on the information provided by the client and is subject to change if the client provides additional information or if the design is subject to change by the City of Toronto or the relevant regulatory agencies.	
DESIGNER'S NOTES	1. The design is based on the information provided by the client and is subject to change if the client provides additional information or if the design is subject to change by the City of Toronto or the relevant regulatory agencies. 2. The design is based on the information provided by the client and is subject to change if the client provides additional information or if the design is subject to change by the City of Toronto or the relevant regulatory agencies. 3. The design is based on the information provided by the client and is subject to change if the client provides additional information or if the design is subject to change by the City of Toronto or the relevant regulatory agencies.	
DESIGNER'S CONTACT INFORMATION	Turner Fleischer 100 King Street West, Toronto, ON 416-593-1111 turnerfleischer.com	



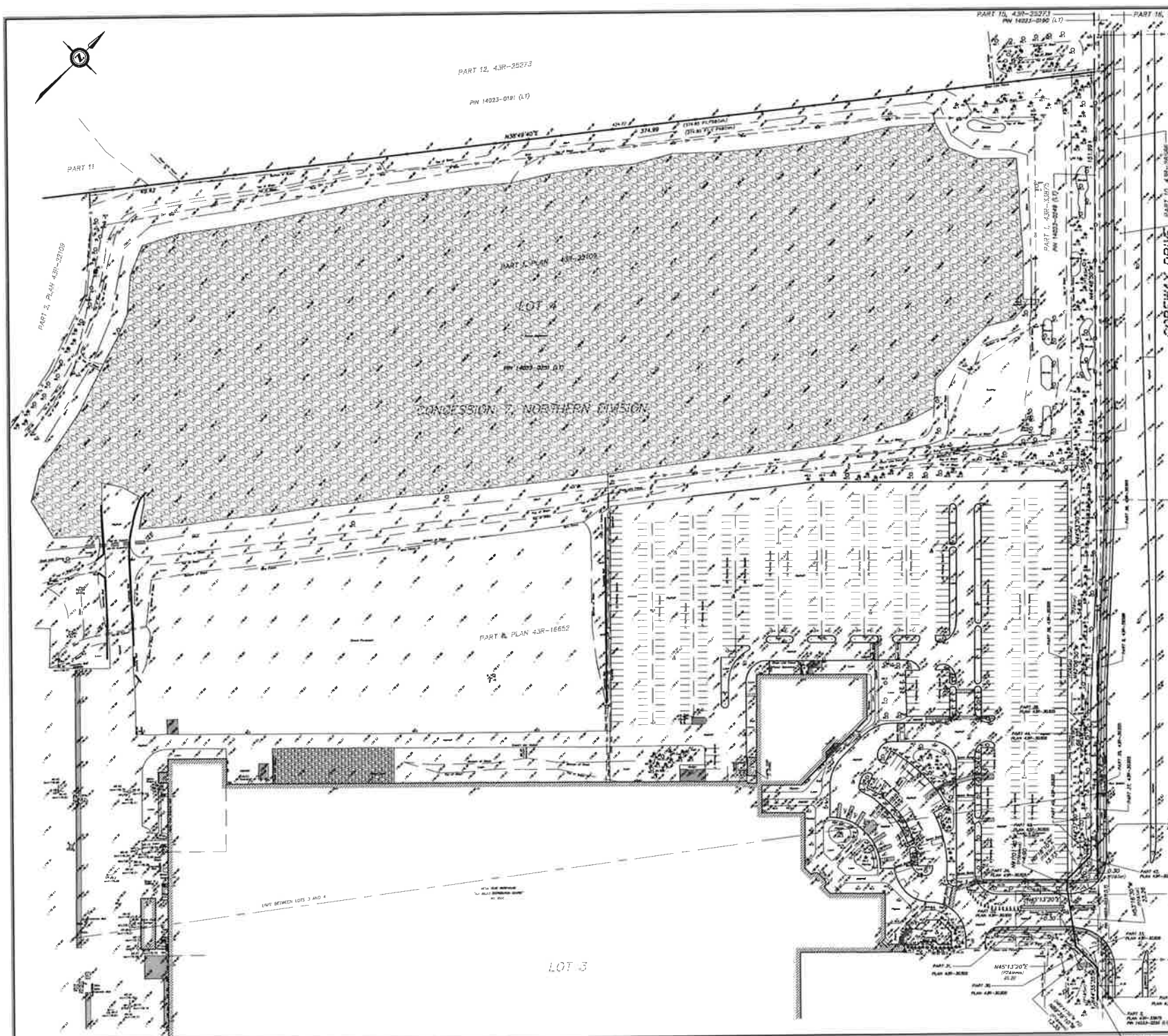
1. The design is based on the information provided by the client and is subject to change if the client provides additional information or if the design is subject to change by the City of Toronto or the relevant regulatory agencies.
2. The design is based on the information provided by the client and is subject to change if the client provides additional information or if the design is subject to change by the City of Toronto or the relevant regulatory agencies.
3. The design is based on the information provided by the client and is subject to change if the client provides additional information or if the design is subject to change by the City of Toronto or the relevant regulatory agencies.



CANADIAN TRAIL TRAILER FACILITY
155C DUNDAS ST. W. TORONTO, ON
M5G 1C5

OSC MATRIX & SITE PLAN DETAILS

11/11/11
11/11/11
11/11/11
11/11/11



TOPOGRAPHY SURVEY OF
PART OF LOTS 3 AND 4
CONCESSION 7, NORTHERN DIVISION
CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1 : 750

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 2022

ELEVATION NOTE
 ELEVATIONS ARE DECIMETRES AND ARE DERIVED FROM THE CITY OF BRAMPTON
 BENCH MARK NO. 00119663001 (ALSO KNOWN AS 8613001)
 LOCATION:
 HIGHWAY No. 7 BRIDGE OVER WEST HANOVER RIVER, 2.7 KILOMETERS
 WEST OF JUNCTION WITH HIGHWAY No. 6.7 KILOMETERS EAST OF
 JUNCTION WITH GOREWAY DRIVE, TABLE IN TOP OF SIGNPOST
 AT NORTHWEST CORNER OF BRIDGE, 40 CENTIMETERS FROM SOUTH EDGE,
 20 CENTIMETERS FROM WEST EDGE, ESTABLISHED BY WATER SURVEY OF CANADA.

ELEVATION:
 PUBLISHED ELEVATION = 174.704 metres.

BEARING NOTE
 BEARINGS SHOWN HEREON ARE QRD AND ARE REFERRED TO THE
 NORTHERLY LIMIT OF PART 1, AS SHOWN ON PLAN 43R-33875,
 HAVING A BEARING OF N36°14'01".

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

BT	DENOTES	SURVEY MONUMENT FOUND
BT		SURVEY MONUMENT PLANTED
WB		WITNESS MONUMENT
SB		STANDARD IRON BAR
SR		SHORT STANDARD IRON BAR
IB		IRON BAR
CB		CUT CROSS
N.S.E.W		NORTH, SOUTH, EAST, WEST
ONG		ORANGE WOODEN
T302		ANGUS STRAMON, O.L.S.
MAM		MARGARET, MARJORIE MOHAMMAD, ONTARIO LIMITED, O.L.S.
JOB		J.D. BARNES LIMITED, O.L.S.
P1		PLAN 43R-33875
P2		PLAN 43R-33925
P3		PLAN 43R-33898
P4		PLAN 43R-25273
P5		PLAN 43R-23108
MH		MANHOLE
BB		BELL BOX
WBH		WATER MANHOLE
B		BOLLARD
ICV		IRRIGATION CONTROL VALVE
CB		CATCH BASIN
FW		FIRE HYDRANT
WV		WATER VALVE
ATS		AUTOMATIC TRAFFIC SIGNAL
HW		HAND WELL
CIP		CONCRETE HYDRO POLE
WIP		WOODEN HYDRO POLE
MP		METAL POLE
MLS		METAL LIGHT STANDARD
CW		CUT WIRE / POLE
C		CURT
SA		SAMWISE
OV/H		OVERHEAD
BRP		BREATHER PIPE
WP		WOODEN POLE
FF		FLOOR FINISH
A/C		AIR CONDITIONING
HB		HYDRO BOX
PIV		PRESSURE INDICATOR VALVE
DT		DECIDUOUS TREE
CT		CONIFEROUS TREE
CP		CONCRETE
DR		DRICK
CTT		CONCRETE TILES
G		GRAVEL

THE SURVEY WAS COMPLETED ON MARCH 23rd, 2022

DATE : MARCH 30th, 2022

D. A. WILTON
 D. A. WILTON
 CHIEF SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 750 OMDALE ROAD, UNIT 45 & 66
 BRAMPTON, ONTARIO N6B 2Z4
 TEL: 416 748-5942/2664 FAX: 416 743-7886
 E-MAIL: lsurvey@svng.on.ca

DRAWN :	F.P.B./M.M.	FILE NAME :	A2010240.DWG
CHECKED :	D. A. W.	PLOT SCALE :	MET. 1:62.75
JOB No. :	201-0242	PLOTTED :	
REF. No. :		UPDATED :	

LOT 3

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PARTS 2, 3 AND 4
CONCESSION 7 NORTHERN DIVISION
GEOGRAPHIC TOWNSHIP OF TORONTO GORE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 1750



SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS

THE REPRODUCTION, IN WHOLE OR IN PART, OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.



PART 2 - REPORT SUMMARY

DESCRIPTION OF LAND
BEING PARTS OF LOTS 2, 3 AND 4,
CONCESSION 7 NO
GOREWAY DRIVE, CITY OF BRAMPTON.

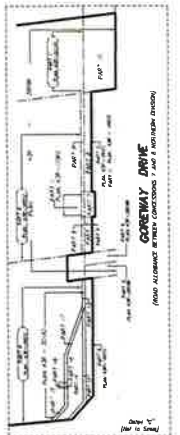
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
SUBJECT TO EASEMENT AS IN INSTRUMENT NO. R0140828
SUBJECT TO EASEMENT AS IN INSTRUMENT NO. R0631885
SUBJECT TO EASEMENT AS IN INSTRUMENT NO. R01126339

ENCROACHMENTS
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT.

ADDITIONAL REMARKS
NONE

PN 14023 - 014407 COMPRISES OF
PARTS 1 TO 4 PLAN 430-21100
PARTS 5 - 15 & 17 PLAN 430-16652
PART 12 - 15 & 17 PLAN 430 - 30192
PART 1 PLAN 430-17300
PARTS 5 - 10 PLAN 430-28468
PARTS 1 & 2 PLAN 430-25024 SUBJECT TO
EASEMENT AS IN INSTRUMENT NO. R01140628



BEARING NOTE

BEARING ARE GRID BEARINGS AND ARE DERIVED FROM ITO CONTROL STATIONS 04920151, E 606320304, N 4-84, 285730 AND 04920149 E606057430, N4843158361, AND ARE REFERRED TO THE CENTRAL MERIDIAN BY WEST LONGITUDE ZONE 17, NAD 83.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY A MEAN SCALE FACTOR OF 0.9999795.

LEGEND

SYMBOL	DESCRIPTION	SURVEY MONUMENT FOUND
BT	BRASS	SURVEY MONUMENT PLANTED
SB	STANDARD IRON NAIL	SURVEY MONUMENT
SB	SHORT STANGARD IRON BAR	STANDARD IRON NAIL
CP	CONCRETE PIN	SHORT STANGARD IRON BAR
DC	CUT CROSS	CONCRETE PIN
OU	ORIGIN UNKOWN	CUT CROSS
OU	ORIGIN UNKOWN	ORIGIN UNKOWN
OU	ORIGIN UNKOWN	N. S. MARKS, S. S. MARKS, E. S. MARKS, W. S. MARKS
OU	ORIGIN UNKOWN	CONCESSION 7 NOS
OU	ORIGIN UNKOWN	PLAN 430 - 21100
OU	ORIGIN UNKOWN	PLAN 430 - 16652
OU	ORIGIN UNKOWN	PLAN 430 - 15153
OU	ORIGIN UNKOWN	PLAN 430 - 15943
OU	ORIGIN UNKOWN	PLAN 430 - 25666
OU	ORIGIN UNKOWN	PLAN 430 - 25273
OU	ORIGIN UNKOWN	AD-13502
OU	ORIGIN UNKOWN	M. W. FENTON, OLS
OU	ORIGIN UNKOWN	1259

NOTE
THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
THIS REPORT WAS PREPARED FOR CANADIAN TIRE CORPORATION AND ALL OTHER PARTIES TO THE TRANSACTION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES AND THE REGULATIONS UNDER THEM.
2. THE SURVEY WAS COMPLETED ON AUGUST 11, 2005.
DATE: AUGUST 12, 2005

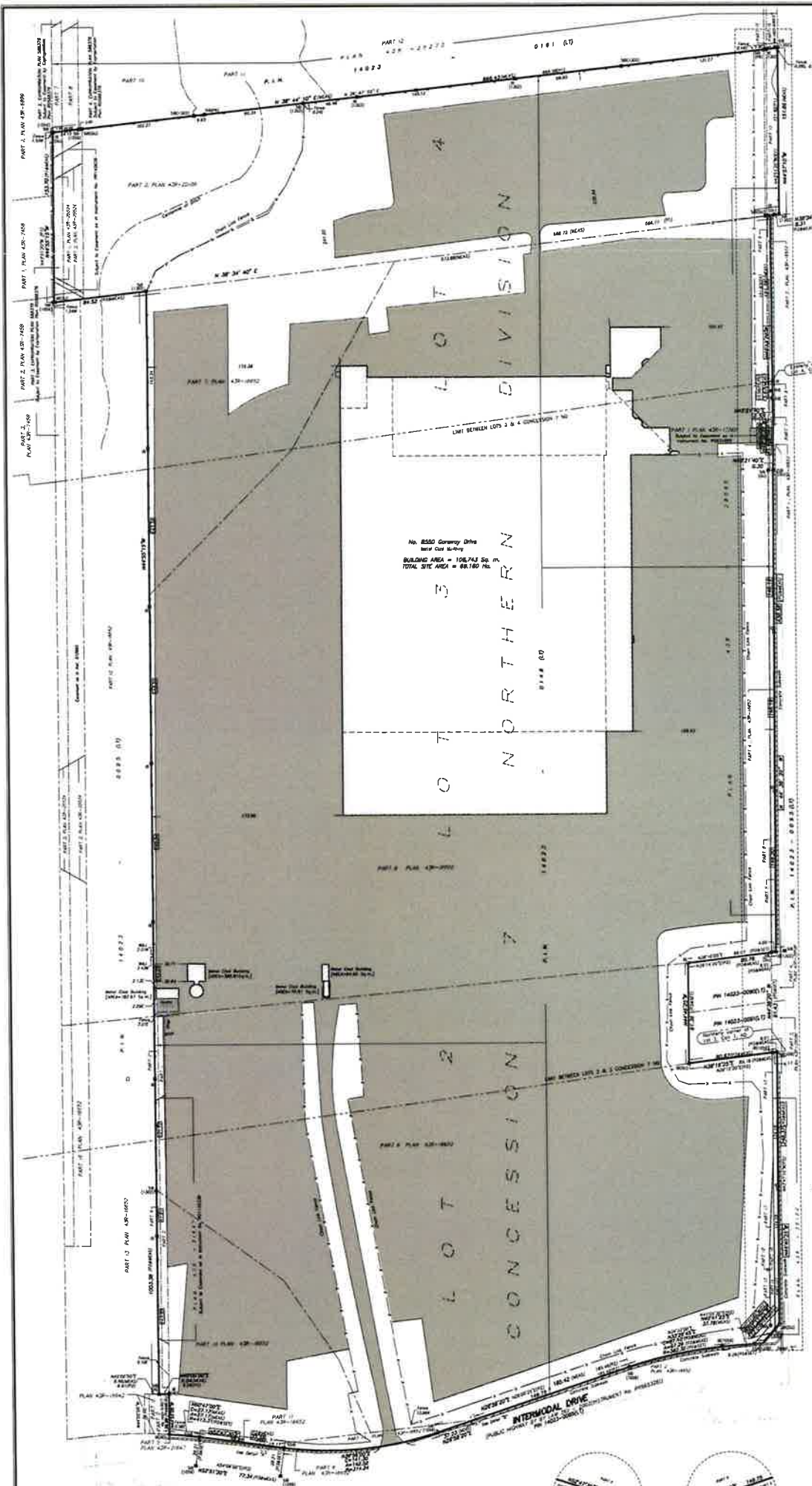
DAVE WILTON
ONARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
750 CANADALE ROAD, SUITE 65 & 66
TORONTO, ONTARIO M6H 2Z4
TEL. 416 749-5945/7841 FAX 416 749-7886
E-MAIL: toronto@svng.com

ASSOCIATION OF ONTARIO
LAND SURVEYORS
P.O. BOX 300
TORONTO, ONTARIO M5G 1S7
1573320

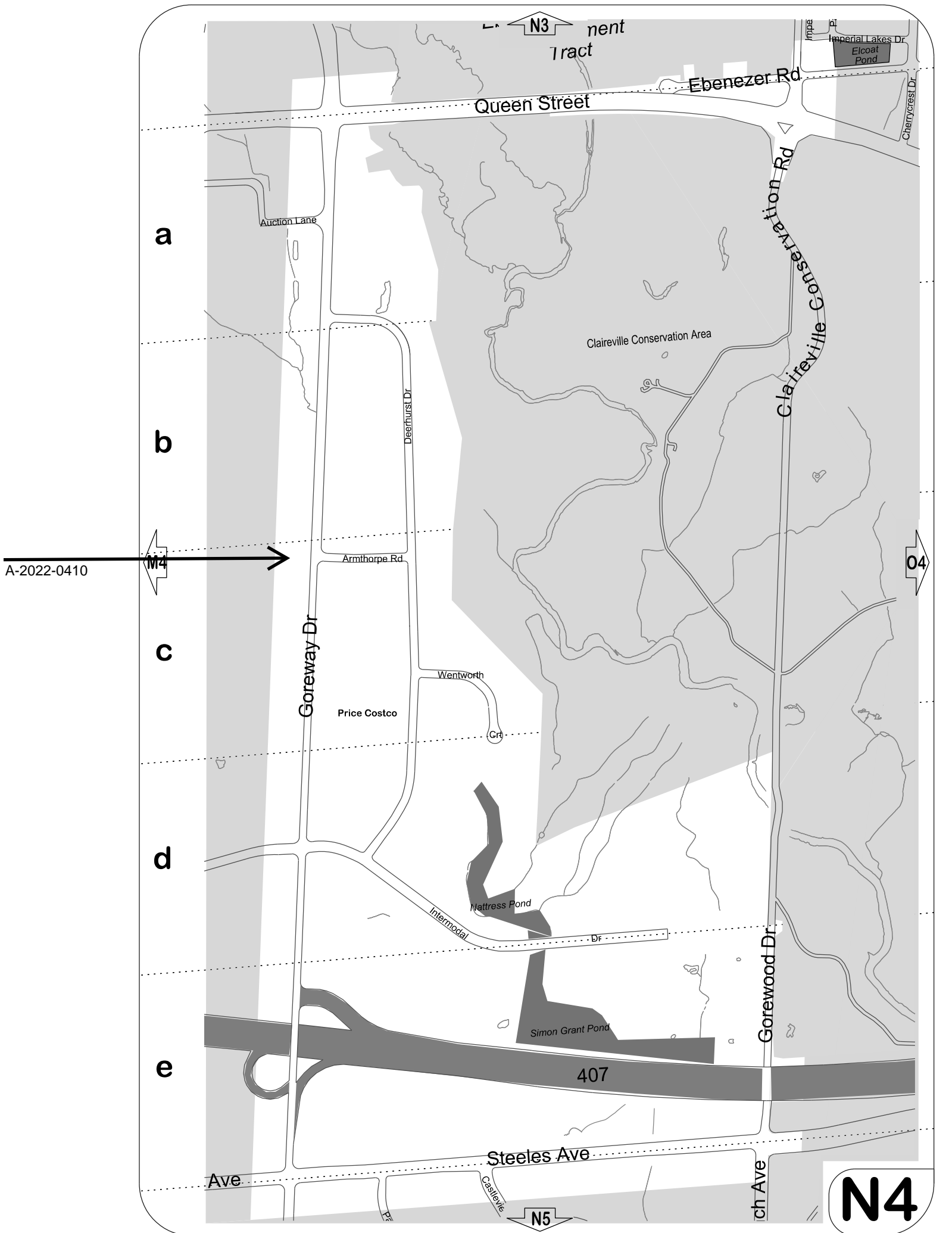
DRAWN: J.M. FILE NAME: A0510278.DWG
CHECKED: L.S. PLOT SCALE: MET 1=175
JOB No.: 051-0278 PLOTTED: AUG 12, 2005
REF. No.: 13-7 ND UPDATED:

THIS PLAN IS NOT VALID UNLESS IT IS IN CONFORMANCE WITH THE SURVEYS ACT AND THE REGULATIONS UNDER THEM.
REVISED BY THE SURVEYOR
15 AUGUST 2005



METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048





A-2022-0410

a

b

c

d

e

N3

Queen Street

Ebenezer Rd

Imperial Lakes Dr
Elcoat Pond
Cherrycrest Dr

Auction Lane

Goreway Dr

Deerhurst Dr

Amthorpe Rd

Wentworth Cr

Price Costco

Cr

Intermodal Dr

Nattress Pond

Simon Grant Pond

407

Steeles Ave

Ave

Gorewood Dr

Castlowe

N5

N4

O4