

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **2732594 ONTARIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block A, Plan 636, Parts 1, 2, Plan 43R-11024 municipally known as **316 ORENDA ROAD**, Brampton;

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

1. To permit a motor vehicle sales establishment as a permitted use whereas the by-law does not permit a motor vehicle sales establishment;
2. To provide 100 parking spaces whereas the by-law requires a minimum of 169 parking spaces.

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, April 18, 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 5th Day of April, 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 **April 18, 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, April 13, 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, April 13, 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, April 13, 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, April 13, 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.



Land Development | Land Use Planning | Project Management | Government Relations

DELIVERED BY COURIER

March 20, 2023

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

A-2023-0081

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

RE: Application for Minor Variance
316 Orenda Road
Tax Assessment Roll No. 10-09-0-014-18100-0000, Ward 7
Part of Block A, Registered Plan No. 636
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.

The proposed Minor Variance Application seeks permission to permit a Motor Vehicle Sales Establishment use within an existing Industrial Building, with a maximum of 15% (1,322 Square Metres) of the existing Gross Floor Area (GFA) for the proposed use.

Relief from the Zoning By-law is required to permit the proposed Motor Vehicle Sales Establishment as the current zone applicable to the above captioned lands does not permit the proposed use.

Property Location & Description

The lands subject to the enclosed Minor Variance Application are located within the City of Brampton forming part of Ward 7 and located specifically on the north side of Orenda Road, east of Dixie Road, north of Steeles Avenue East, west of Bramalea Road and south of Birchbank Road ("Subject Lands").

The Subject Lands contain an existing, vacant Industrial Building of approximately 8,814 Square Metres in GFA, together with 100 surface parking spaces including 2 accessible parking spaces.

Email: mrogato@blackthorncorp.ca

www.blackthorncorp.ca

Tel: (416) 888-7159

BLACKTHORN DEVELOPMENT CORP.

The Subject Lands are serviced by existing municipal water and wastewater services.

The Subject Lands are municipally addressed as 316 Orenda Road and legally described as Part of Block A, Registered Plan No. 636, City of Brampton, Region of Peel

Immediate surrounding land uses include existing residential dwellings to the north of the Subject Lands, existing industrial uses to the east, existing industrial uses, and railway corridor to the south along with existing industrial and commercial uses to the west 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 (2020 Consolidation)* and *Provincial Policy Statement, 2020*.

The Subject Lands are designated 'Industrial' per the *City of Brampton Official Plan* and 'General Employment 1' and 'Special Policy Area' as per the *City of Brampton Highway 410 & Steeles Secondary Plan No. 5*.

The Subject Lands are zoned 'M1A' (*Industrial One A Zone*) as per the *City of Brampton Zoning By-law No. 270-2004*, as amended.

Proposed Minor Variance

As mentioned, the enclosed Minor Variance Application seeks relief from the *City of Brampton Zoning By-law No. 270-2004*, as amended.

Specifically, the enclosed Minor Variance Application seeks permission to permit a Motor Vehicle Sale Establishment use within the existing Industrial Building, with a maximum of 15% (*1,322 Square Metres*) of the existing Gross Floor Area (*GFA*) for the proposed use.

The proposed Motor Vehicle Sale Establishment will be conducted indoors only with no outdoor display.

Planning Justification

The proposed Minor Variance Application to seek permission to permit a Motor Vehicle Sale Establishment use within the existing Industrial Building, with a maximum of 15% (*1,322 Square Metres*) of the existing Gross Floor Area (*GFA*) represents a minor departure from the Zoning By-law, maintains the intent of the Zoning By-law, meets the general intent of the Official Plan, and represents an appropriate use of the Subject Lands.

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Purpose and Intent of Official Plan:

Section 4.4.2.1 of the *City of Brampton Official Plan* states that the Industrial designations identified on Schedule "A" of the said Official Plan shall provide for a range of uses including mixed industrial/commercial uses.

The proposed minor variance to permit a Motor Vehicle Sale Establishment within 15% of the existing industrial building maintains the purpose and intent of the Official Plan, in that, the majority of the existing building remains available for industrial uses while making use of an underutilized building. Further, there are nearby automobile uses and the industrial uses are not impacted by the introduction of the proposed Motor Vehicle Sale Establishment, which will contain all display and operations indoors.

Accordingly, the proposed Minor Variance does not undermine the Official Plan's intent to maintain industrial uses on the Subject Lands nor does introduction of the use post any adverse impacts to the viability of the surrounding employment uses.

Purpose and Intent of the Zoning By-law:

As mentioned, the Subject Lands are zoned 'M1A' (*Industrial One A Zone*) as per the *City of Brampton Zoning By-law No. 270-2004*, as amended.

The applicable Zone does not permit a Motor Vehicle Sale Establishment use and accordingly, relief is proposed through a Minor Variance Application to permit the use to be within a portion of the existing industrial building.

The proposed Minor Variance maintains the purpose and intend of the Zoning By-law, in that, the M1A Zone does recognize and permit accessory land uses including a retail outlet, provided the total GFA does not exceed 15%. The proposed Motor Vehicle Sale Establishment is to occupy 15% of the existing GFA being consistent with the By-law intention to limit retail uses. While a Motor Vehicles Sales Establishment is not considered a retail use, the said use does entail the purchasing of goods being automobiles. Further, the proposed use will remain wholly within the existing industrial building, with no outdoor display.

The existing industrial building and available 100 parking spaces can accommodate the proposed use, as the existing building is vacant, currently used for storage.

Accordingly, the proposed Minor Variance maintains the intent of the Zoning By-law by limiting the proposed use in general accordance with accessory uses being a maximum of 15% of the existing building's GFA while making use of an under-utilized building.

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Minor in Nature:

The proposed Minor Variance to permit a Motor Vehicles Sale Establishment within a portion of an existing industrial building represents a minor departure from the Zoning By-law and poses no adverse impacts to any surrounding land uses. The proposed use will operate within the exiting building with no outdoor display and most customers will arrive by scheduled appointment.

The surrounding area includes automobile sales and repair establishments of larger scale with no evident impact or erosion of the existing employment uses or new employment uses.

Accordingly, the proposed Minor Variance is minor in nature and poses no negative impacts to the Subject Lands or surrounding area. To the contrary, the proposed use will make use of an underutilized building.

Desirable for the Appropriate Development of Land:

The proposed Minor Variance will facilitate the establishment of an indoor Motor Vehicles Sale Establishment with no outdoor display. The proposed use is not anticipated to pose any negative impacts to the surrounding land uses or the existing employment area.

The proposed use will occupy a minor portion of an exiting industrial building which is currently under utilized, for storage of goods and largely vacant. The use can be accommodated within the existing and available building including the available parking supply of 100 parking spaces.

Accordingly, the proposed Minor Variance represents an appropriate use, for a portion of an existing building without creating any negative impacts.

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 for the enclosed Minor Variance Application, our office is pleased to provide the following Submission Requirements:

- 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.
- Two (2) copies of a Plan of Survey, as prepared by J.D. Barnes Surveyors Limited.
- Two (2) copies of a Site Plan and Floor Plan, sized at 8.5 x 14, showing the location of the existing building, access, parking, and proposed use, as prepared by FCA Architects.

BLACKTHORN DEVELOPMENT CORP.

- One (1) cheque in the amount of **2,838.00** made payable to Treasurer, City of Brampton and representing the required Application Fee.

End of Submission Items enclosed.

Committee of Adjustment Hearing & Public Notice

It is respectfully requested the enclosed Minor Variance Application be considered at the **April 18th, 2023**, Committee of Adjustment Hearing.

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

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:

Registered Owner (Encl.).

Flower City



brampton.ca

FILE NUMBER: A-2023-0081

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)
Address

Phone #
Email

TMT Supply Chain Solutions Inc.
316 Orenda Road Brampton Ontario L6T 1G1

416-722-7694
realtorchahal@gmail.com

2732594 Ontario Inc.

Fax #

2.

Name of Agent
Address

Phone #
Email

Maurizio Rogato - Blackthorn Development Corp.
PO Box 943, Kleinburg, ON L0J 1C0

(416) 888-7159
mrogato@blackthorncorp.ca

Fax #

3.

Nature and extent of relief applied for (variances requested):
To permit a Motor Vehicle Sales Establishment within the existing industrial building and to occupy 15% (1, 322 Square Metres) of the existing Gross Floor Area.

To permit the proposed Motor Vehicles Sales Establishment with the existing parking supply of 100 existing parking spaces whereas the Zoning By-law requires 169 Parking Spaces.

4.

Why Is It not possible to comply with the provisions of the by-law?
A Motor Vehicle Sales Establishment is not a permitted use within the M1A Zone.
The Subject Lands have 100 existing Parking Spaces and cannot accommodate the requirement of 169 Parking Spaces.

5.

Legal Description of the subject land:
Lot Number
Plan Number/Concession Number
Municipal Address

Block A, Registered Plan 630
316 Orenda Road

6.

Dimension of subject land (in metric units)
Frontage
Depth
Area

Approx. 67.43 metres
Approx. 239 metres (west lot line)
Approx. 1.86 Hectares

7.

Access to the subject land is by:
Provincial Highway
Municipal Road Maintained All Year
Private Right-of-Way

☐
☒
☐

Seasonal Road
Other Public Road
Water

☐
☐
☐

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

EXISTING BUILDINGS/STRUCTURES on the subject land:

Existing Industrial Building of 8, 814 Square Metres in Gross Floor Area and 100 existing surface parking spaces.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A as there are no structures proposed.

No new building proposed. Motor Vehicle Sales Establishment to be indoor within 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

Front yard setback 24.18 m
Rear yard setback 5.76m
Side yard setback 4m
Side yard setback 23.2 m

PROPOSED

Front yard setback No new Structures proposed.
Rear yard setback
Side yard setback
Side yard setback

10. Date of Acquisition of subject land: 2020
11. Existing uses of subject property: 1987
12. Proposed uses of subject property: A Motor Vehicle Sales Establishment to occupy 15% of the existing building.
13. Existing uses of abutting properties: North: Industrial, East: Rail Corridor & Industrial, West: Industrial, East: Commercial
14. Date of construction of all buildings & structures on subject land: 1987
15. Length of time the existing uses of the subject property have been continued: approx. 33 years

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

Municipal ☒
Well ☐

Other (specify) _____

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

Municipal ☒
Septic ☐

Other (specify) _____

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

Sewers ☒
Ditches ☐
Swales ☐

Other (specify) _____

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

Yes ☐ No ☒

If answer is yes, provide details: File # _____ 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 17 DAY OF March, 2023

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 - Blackthorn Development Corp. OF THE City OF Vaughan

IN THE Region OF York 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 17 DAY OF
MARCH, 2023

[Signature]
Commissioner etc.
Kevin Stallen

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

M1A

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.

HOTHIS.

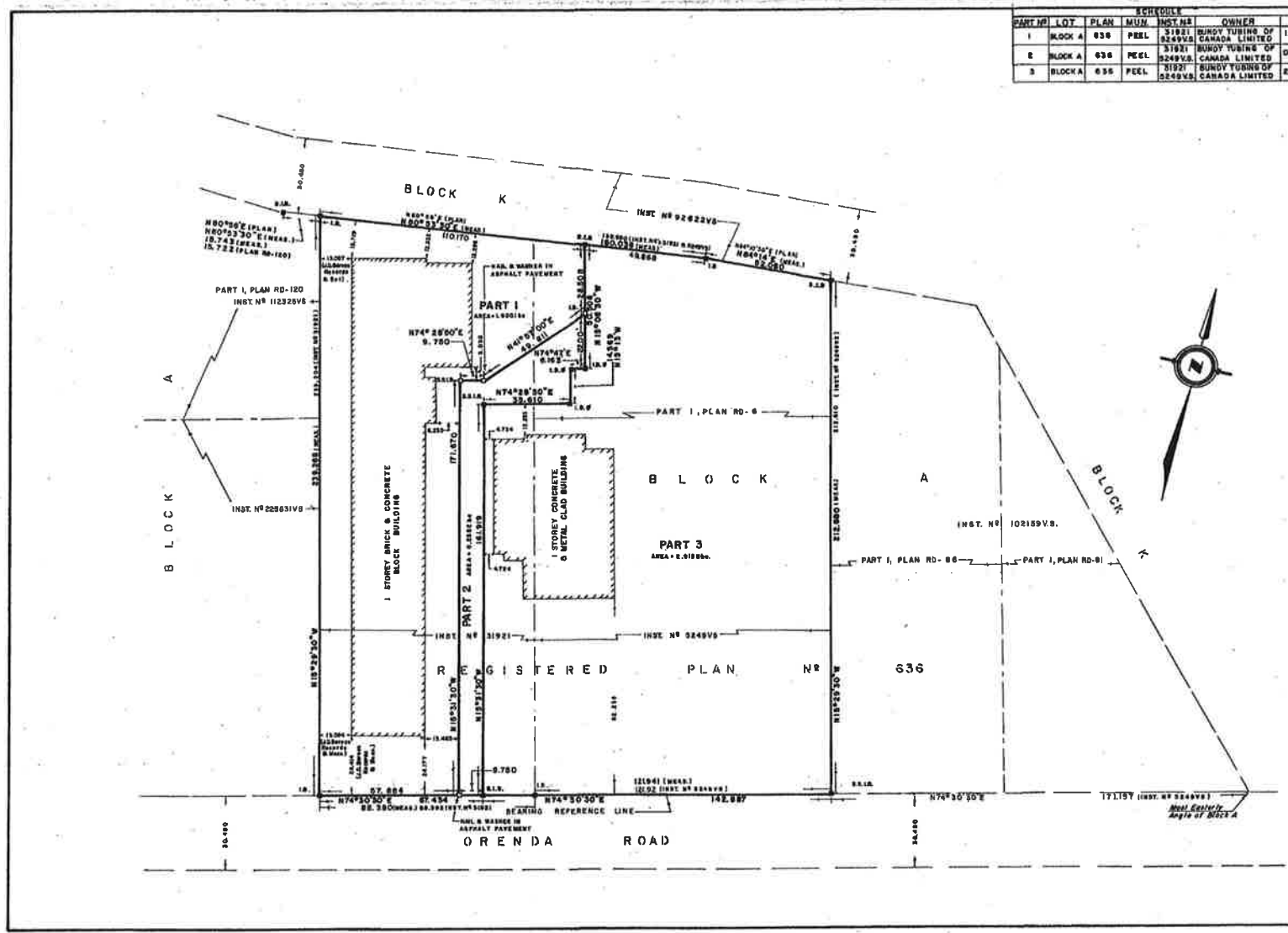
Zoning Officer

MARCH 20 2023

Date

DATE RECEIVED

March 20, 2023



SCHEDULE					
PART NO.	LOT	PLAN	MUN.	INST. NO.	OWNER
1	BLOCK A	636	PEEL	31921	BUNOV TUBING OF CANADA LIMITED
2	BLOCK A	636	PEEL	31921	BUNOV TUBING OF CANADA LIMITED
3	BLOCK A	636	PEEL	31921	BUNOV TUBING OF CANADA LIMITED

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE July 18, 1983

R. J. Visser
R. J. VISSER
Ontario Land Surveyor

PLAN 43 R-11024

RECEIVED AND DEPOSITED

DATE July 19, 1983

A. J. J. J. J.
REGISTRAR FOR THE REGISTRY DIVISION OF PEEL (NY 43)

PLAN OF SURVEY OF
PART OF BLOCK A
REGISTERED PLAN NO. 636
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:1000

J.D. BARNES LIMITED, Surveyors-1983

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

NOTES:
BEARINGS HEREON ARE ASTRONOMIC, REFERRED TO THE NORTHERLY LIMIT OF ORENDA ROAD AS BEING N74°50'30"E IN ACCORDANCE WITH REGISTERED PLAN NO. 636.

S.I.B. DENOTES STANDARD IRON BAR
I.B. DENOTES IRON BAR
S.B.I.R. DENOTES SHORT STANDARD IRON BAR
● DENOTES SURVEY MONUMENT FOUND
○ DENOTES SURVEY MONUMENT PLANTED

ALL FOUND MONUMENTS ARE BY J.D. BARNES UNLESS SHOWN OTHERWISE.
PLAN DENOTES REGISTERED PLAN NO. 636.

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE


I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF JULY 1983

DATE 18th JULY 1983

R. J. Visser
R. J. VISSER
ONTARIO LAND SURVEYOR

 J. D. BARNES LIMITED, Surveyors

Cadastral, Geodetic, Photogrammetric and Engineering Surveys
TORONTO BRAMPTON OSHAWA EDMONTON

DRAWN BY: L.W. CHECKED BY: W.A. SCALE: 1:1000 REFERENCE BY: 91-41-084-2

PART NO	LOT	PLAN	MUN.	INST. NO.	OWNER	AREA
1	BLOCK A	636	PEEL	31921	BUNDY TUBING OF CANADA LIMITED	1.805188
2	BLOCK A	636	PEEL	3249V8	BUNDY TUBING OF CANADA LIMITED	0.250284
3	BLOCK A	636	PEEL	31921	BUNDY TUBING OF CANADA LIMITED	2.910584

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE July 18, 1983

P.J. Viseer
Ontario Land Surveyor

PLAN 43R-11024

RECEIVED AND DEPOSITED

DATE July 19, 1983

C. J. Sturman
REGISTRAR FOR THE REGISTRY DIVISION OF PEEL (NR 43)

PLAN OF SURVEY OF
PART OF BLOCK A
REGISTERED PLAN NO 636
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:1000

J.D. BARNES LIMITED, Surveyors - 1983

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S.I.B. DENOTES STANDARD IRON BAR
I.O. DENOTES IRON BAR
S.S.B. DENOTES SHORT STANDARD IRON BAR
= DENOTES SURVEY MONUMENT FOUND
+ DENOTES SURVEY MONUMENT PLANTED
ALL FOUND MONUMENTS ARE BY J.D. BARNES UNLESS SHOWN OTHERWISE.
PLAN DENOTES REGISTERED PLAN NO 636

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF JULY 1983

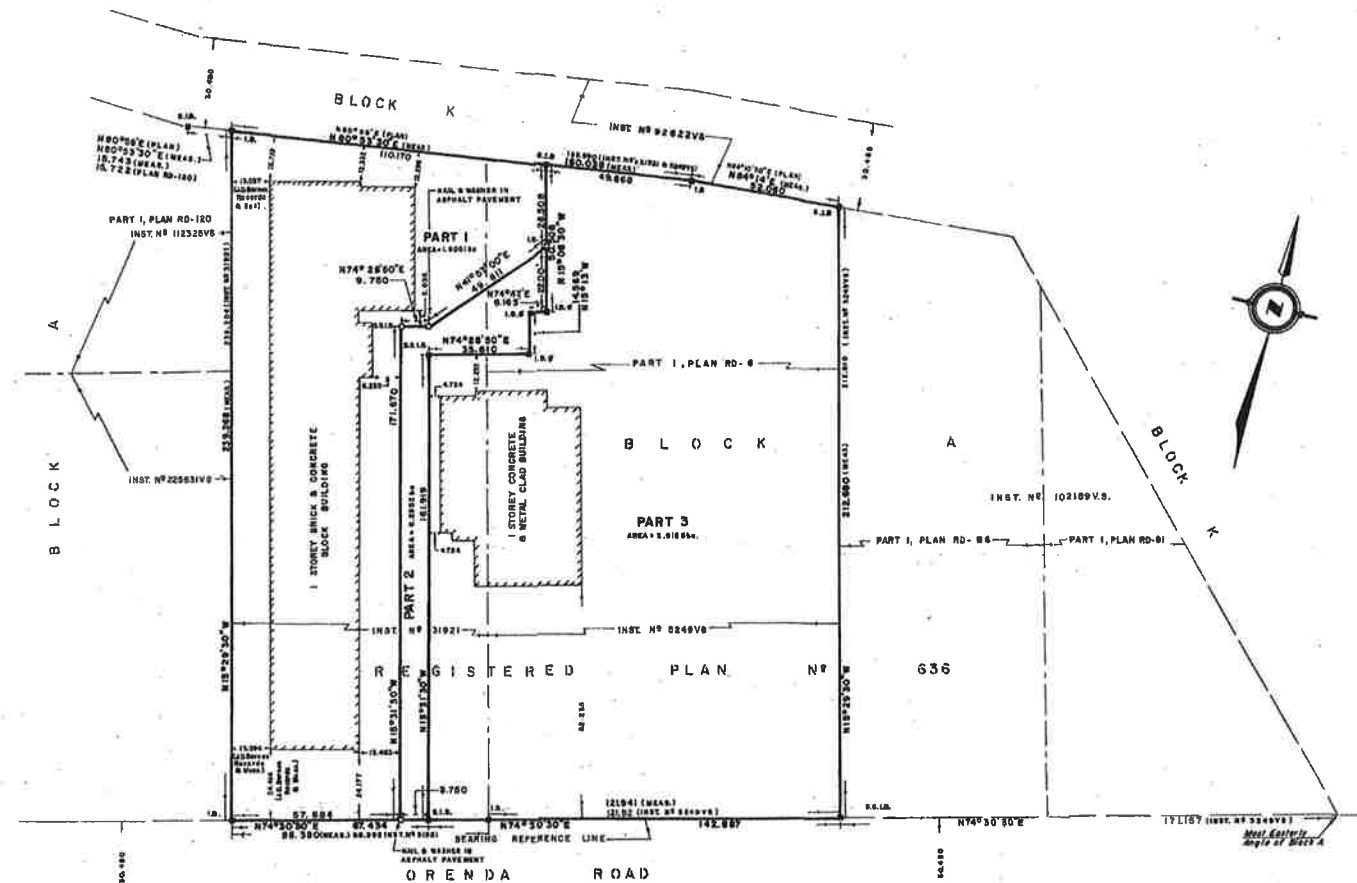
DATE 18th JULY 1983

P.J. Viseer
ONTARIO LAND SURVEYOR

 J.D. BARNES LIMITED, Surveyors

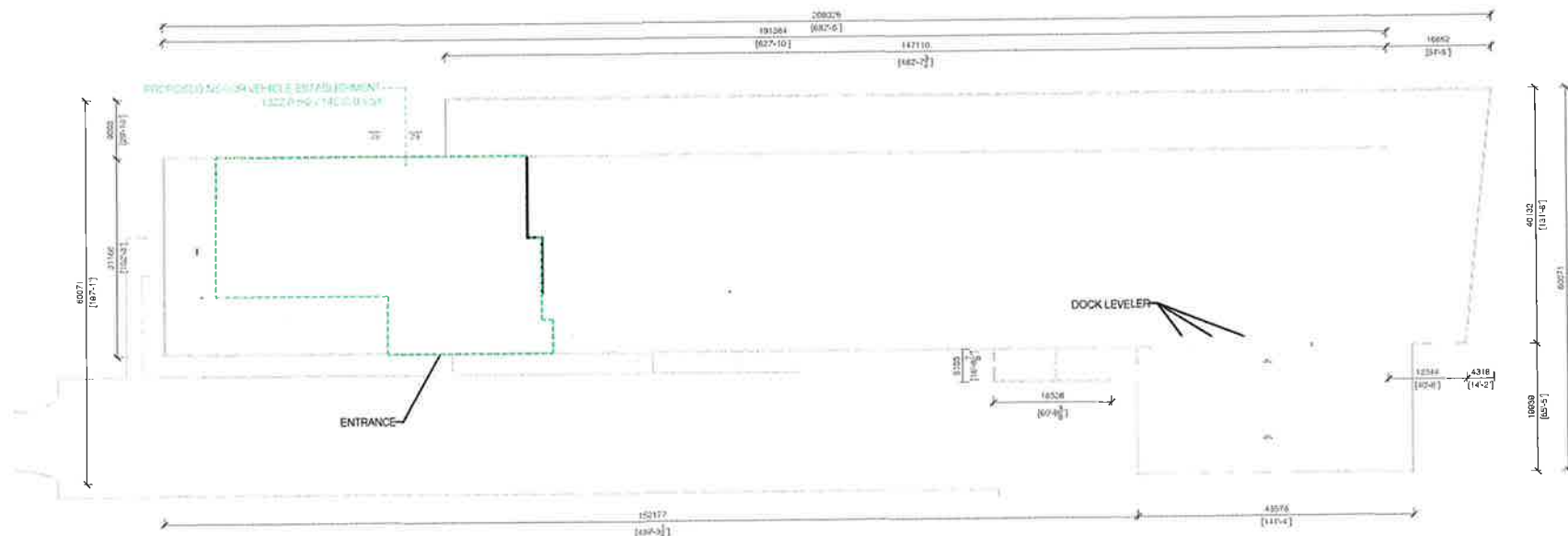
Cadastral, Geodetic, Photogrammetric and Engineering Surveys
TORONTO BRAMPTON OSHAWA EDMONTON

DRAWN BY: L.W. CHECKED BY: W.B. SCALE: 1:1000 REFERENCE NO.: 81-41-084-G



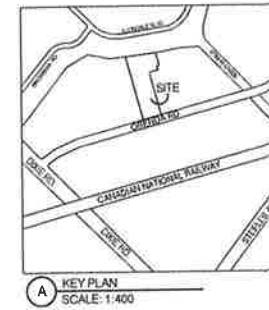


SCOPE OF WORK AREA			
AREA	TOTAL ANALYSIS		HYPERLOCAL
1 - 72A	200	200	
TOTAL IDENTIFIED DRUG AND ALCOHOL AREA	89,430	89,766 USQFT	15,000
TOTAL PROPOSED SCOPE OF WORK	138,202	143,538 USQFT	15,000

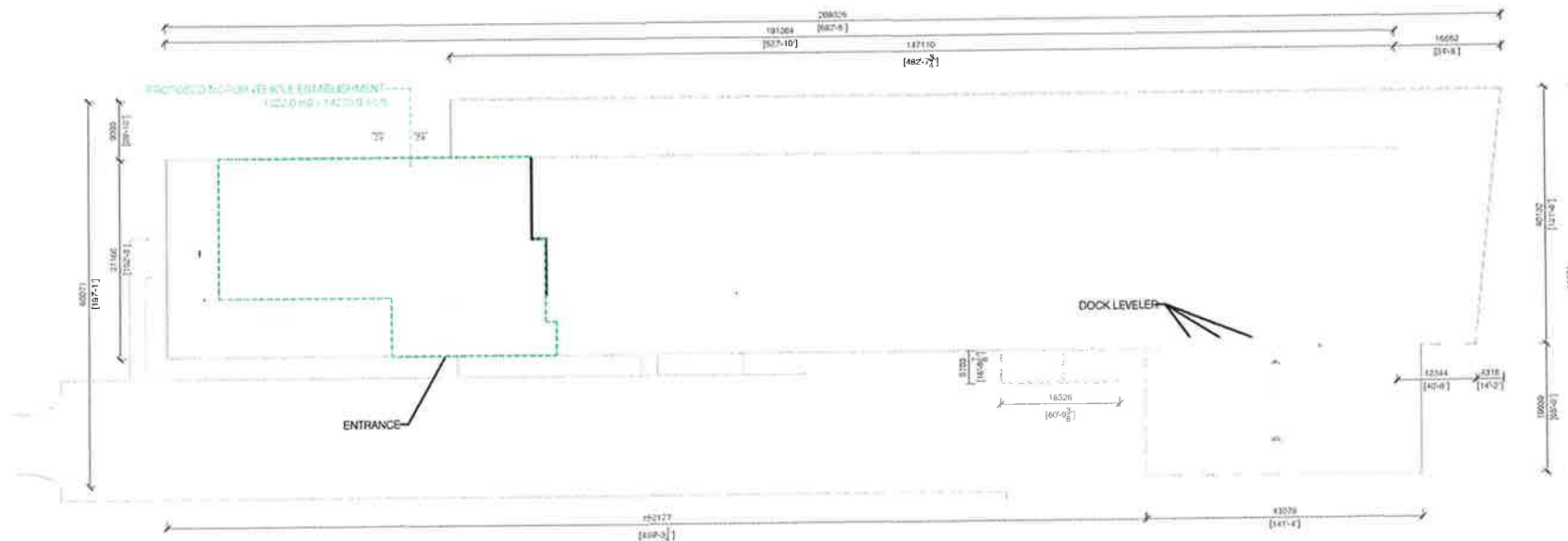


1 MAIN FLOOR PLAN
A2.0 SCALE: 1:500

No.		DESCRIPTION	DATE
REVISIONS			
SIGNED FOR CONSTRUCTION			
SIGNED FOR C.O.D.			
SIGNED FOR BUILDING PERMIT			
SIGNED FOR RATE INSURANCE APPROVAL			
SUBMITTALS			
CONTRACTOR MUST SUBMIT TO THE CITY OF VANCOUVER AND COOPERATE IN THE PROCESS AND HOLD IN FORCE ANY CHANGES TO THE CONTRACTOR BEFORE PROCEEDING WITH CONSTRUCTION.			
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS REALED AND SIGNED BY THE DESIGNER.			
DO NOT SCALE DRAWINGS			
			
FAUSTO CORTESE ARCHITECTS			
3590 BURNTHORPE RD. UNIT 7 VAUGHAN, ONTARIO, L4H 3T8 416-896-7000 FCORTSE@FCAARCHITECTS.CA			
Project: PROPOSED MOTOR VEHICLE SALES ESTABLISHMENT WITHIN EXISTING BUILDING (C)			
316 ORENDA ROAD BRAMPTON, ON (OFF OF AUTUMN) QM 480			
Drawing: MAIN FLOOR PLAN			
Plotter: 0FA			
Date: 11-23-2022	As noted by:		
Scale: 1/8" = 1'-0"	Checked by:		
Section: 1	Revises: 0		
A2.0			



SCOPE OF WORK AREA			
ITEM	TOTAL ANALYSIS		ANALYST
	NO.	DATE	
TOTAL WORK	100	04/07/2017	1200
TOTAL EXISTING WORK/NOY AREA	100	04/07/2017	1200
TOTAL PROPOSED SCOPE OF WORK	100	04/07/2017	1200



No.	DESCRIPTION	DATE
REVISIONS		
ISSUED FOR CONSTRUCTION		
REVISED OR AGED		
REVISED FOR BULK DRUG PURCHASE		
REVISED FOR SITE PLAN APPROVAL		
SUBMITTALS		

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

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL RECALLED AND ORDERED BY THE DESIGNER.

DON'T SIGN DRAWINGS

DO NOT SCALE DRAWINGS

FCA

FAUSTO CORTESE
ARCHITECTS

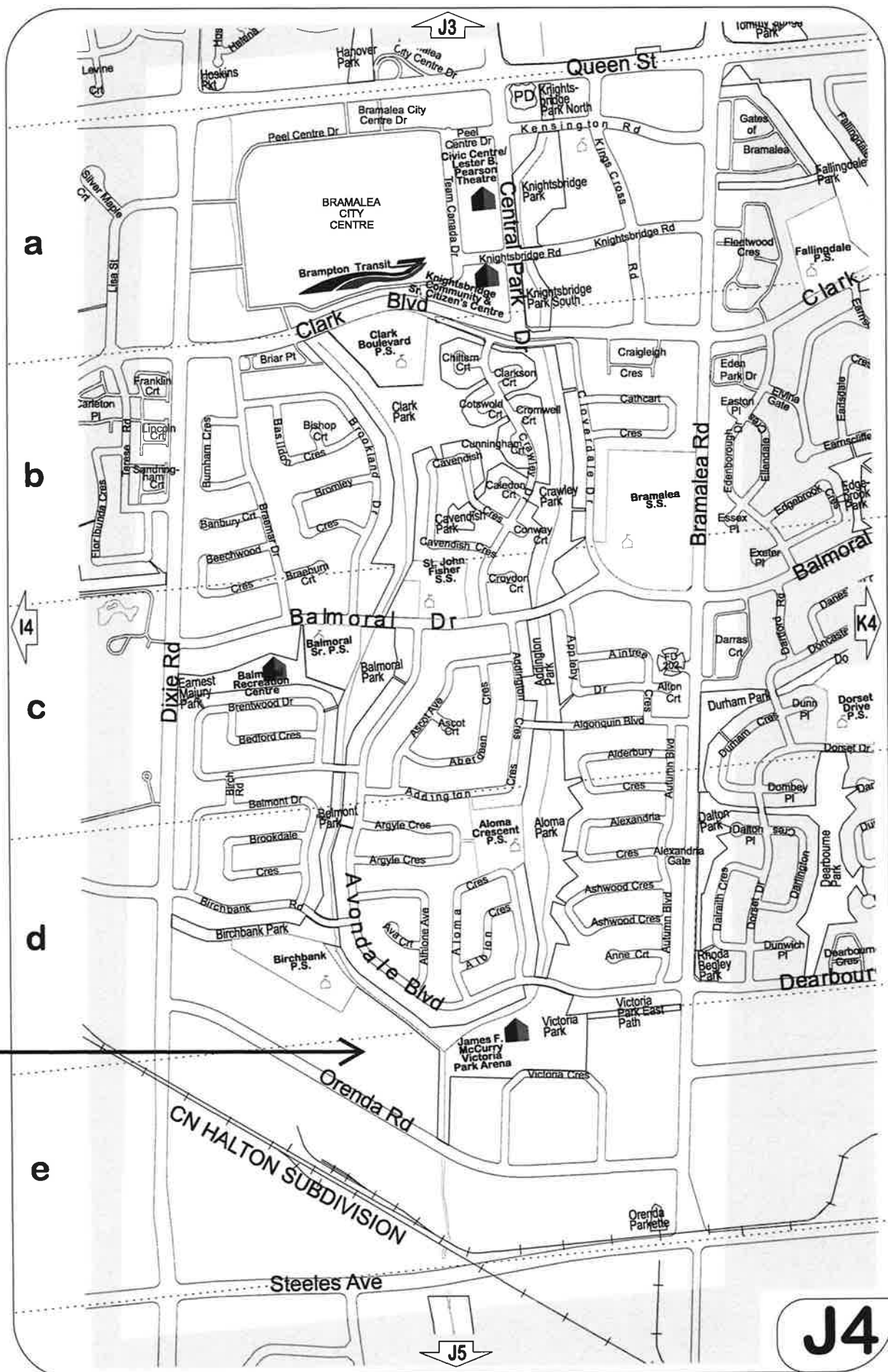
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

PROPOSED MOTOR VEHICLE
SALES ESTABLISHMENT WITHIN EXISTING BUILDING
ON
\$16 ORENDA ROAD
BRAMPTON, ON
CITY OF BRAMPTON
0117-1110

MAIN FLOOR PLAN

PLANTED: 1/1/13		PROJECTING: 2003/1
DATE: 1/1/13		GRAPHS: 1/1/13
SCALE: 1/1/13		A2.0
GRAPH: 1/1/13	REVISION: 1/1/13	

1 MAIN FLOOR PLAN
A2.0 SCALE: 1:500



a

b

c

d

e

A-2023-0081

J4