

Application for Minor Variance
Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0268
Property Address: 3 WALKER DRIVE
Legal Description: BLOCK 6, PLAN 43M-643
Agent: HARPER DELL AND ASSOCIATES INC.
Owner(s): 2599157 ONTARIO INC
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, October 3, 2023 at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. **Building A:** To permit a Warehouse Building having a building height of 14.4 metres, whereas the by-law permits, for lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road.
2. **Building B:** To permit a Warehouse Building having a building height of 11 metres, whereas the by-law permits, for lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road.
3. To permit a total of 53 parking spaces, Whereas the by-law requires a minimum 57 parking spaces.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **12:00 pm on Friday, September 29, 2023**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Friday, September 29, 2023**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

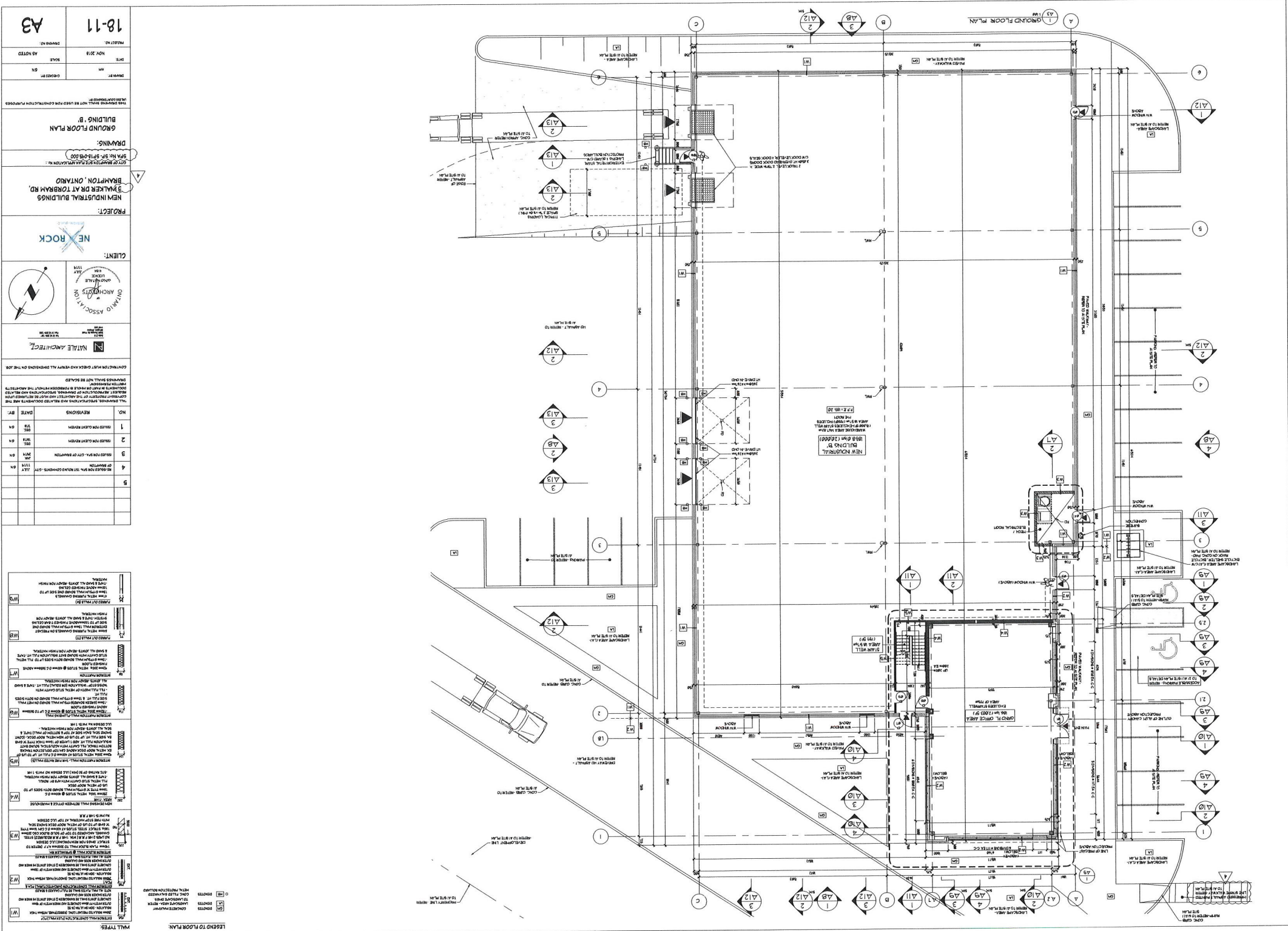
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 20th day of September 2023

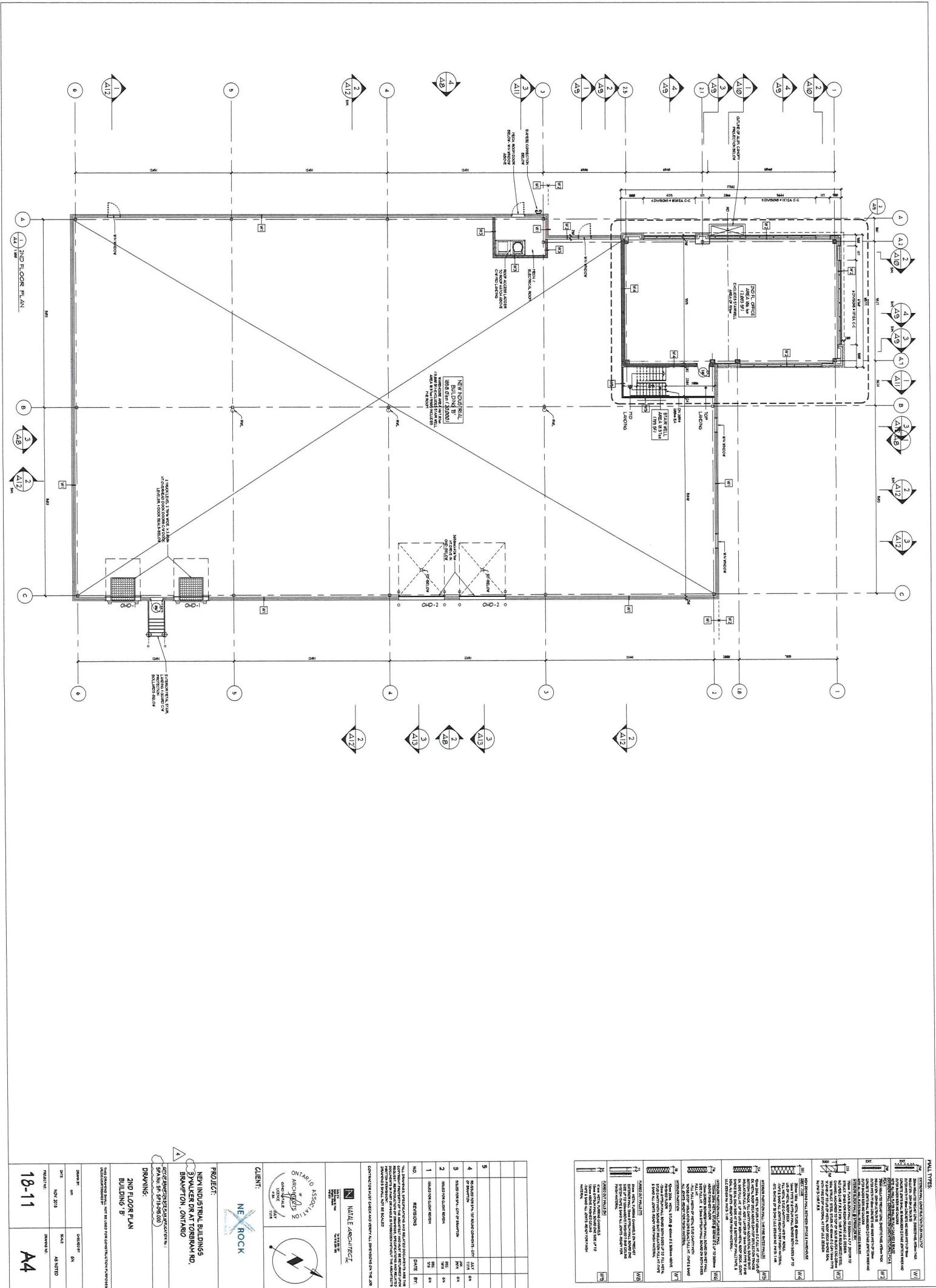
Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



PROJECT:		CLIENT:	
NEW INDUSTRIAL BUILDINGS		NATLE ARCHITECT	
BAYVIEW DR AT TORBARR RD,		ANCHOR ASSOCIATES	
DRAWING:		DATE:	
GROUND FLOOR PLAN		NOV 20 18	
SHEET NO. 1 OF 1		SCALE:	
1/8" = 1'-0"		CHECKED BY:	
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES		DATE:	
NOV 20 18		PROJECT NO.:	
18-11		PROJECT NO.:	
A3		PROJECT NO.:	

REVISIONS		WALL TYPES	
NO.	DATE	BY	DESCRIPTION
1	NOV 20 18	SM	ISSUED FOR CLIENT REVIEW
2	NOV 20 18	SM	ISSUED FOR CLIENT REVIEW
3	NOV 20 18	SM	ISSUED FOR CITY OF BAYVIEW
4	NOV 20 18	SM	ISSUED FOR CITY OF BAYVIEW
5	NOV 20 18	SM	ISSUED FOR CITY OF BAYVIEW

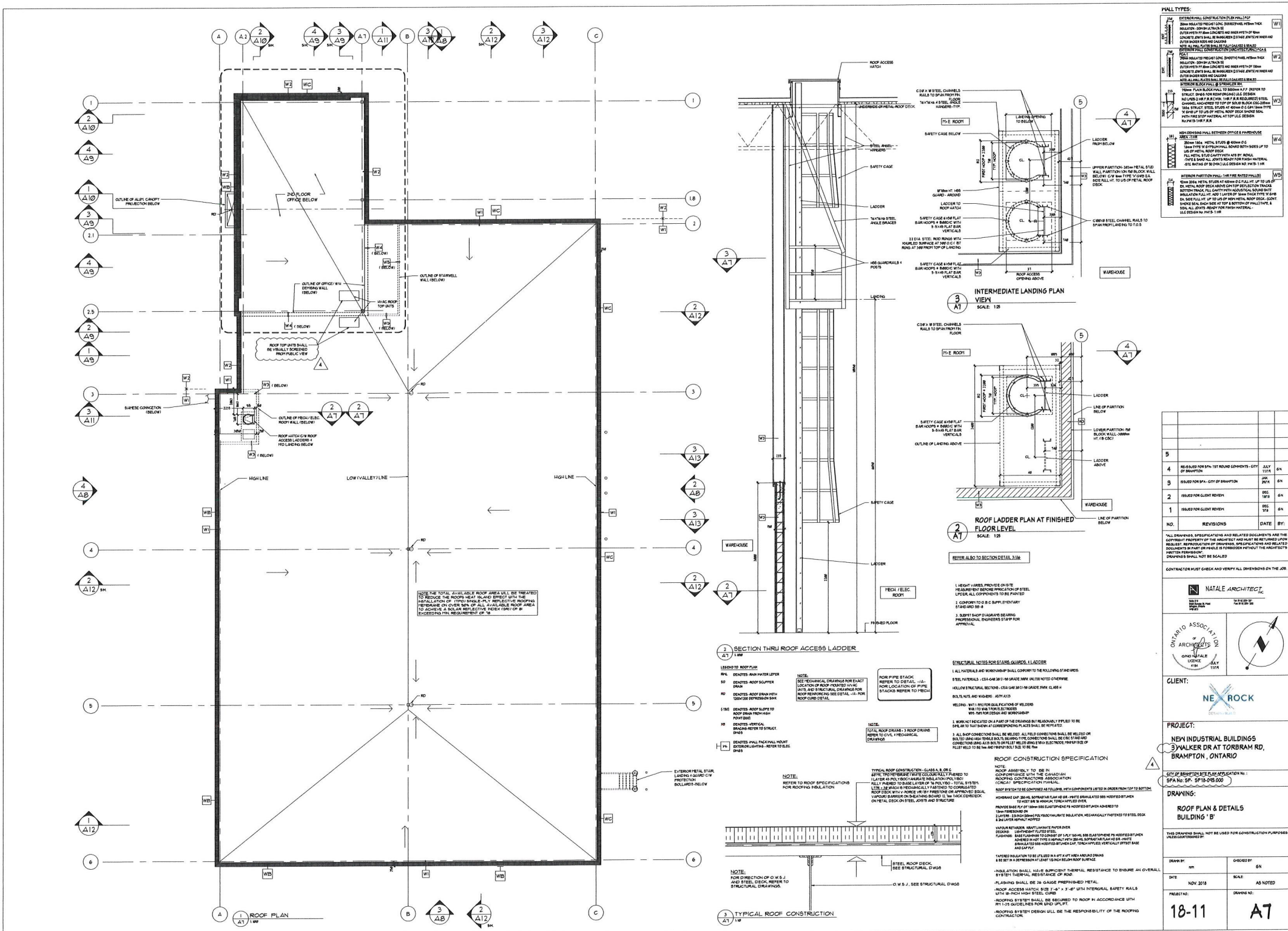
W1	CONCRETE WALL WITH INTERIOR FINISH
W2	CONCRETE WALL WITH EXTERIOR FINISH
W3	CONCRETE WALL WITH INTERIOR FINISH
W4	CONCRETE WALL WITH EXTERIOR FINISH
W5	CONCRETE WALL WITH INTERIOR FINISH
W6	CONCRETE WALL WITH EXTERIOR FINISH
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W100	CONCRETE WALL WITH EXTERIOR FINISH



RECEIVED

SEP 14 2023

CITY CLERK'S OFFICE



WALL TYPES:

W1	EXTERIOR WALL CONSTRUCTION PER PLAN 1001
W2	200mm INSULATED PRECAST CONCRETE PANEL WITH 100mm POLYSTYRENE INSULATION. EXTERIOR FINISH: 15mm THICK CONCRETE. INTERIOR FINISH: 15mm THICK CONCRETE. JOINTS SHALL BE FINISHED WITH 15mm THICK CONCRETE. JOINTS SHALL BE FINISHED WITH 15mm THICK CONCRETE. JOINTS SHALL BE FINISHED WITH 15mm THICK CONCRETE.
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NO.	REVISIONS	DATE	BY
1	ISSUED FOR CLIENT REVIEW	DEC 18/18	GN
2	ISSUED FOR CLIENT REVIEW	DEC 18/18	GN
3	ISSUED FOR SPA - CITY OF BRAMPTON	JAN 20/19	GN
4	REDESIGNED FOR SPA - 1ST ROUND COMMENTS - CITY OF BRAMPTON	JULY 11/19	GN
5			

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

NATALE ARCHITECT
ARCHITECT
1000 SHEPPARD AVENUE EAST
SUITE 101
TORONTO, ONTARIO M2X 1K1
TEL: 416-491-1111
WWW.NATALEARCHITECT.COM

ONTARIO ASSOCIATION OF ARCHITECTS
O.A.A. 10111

CLIENT:
NE X ROCK
CENTRO

PROJECT:
**NEW INDUSTRIAL BUILDING
3 WALKER DR AT TORBRAM RD,
BRAMPTON, ONTARIO**

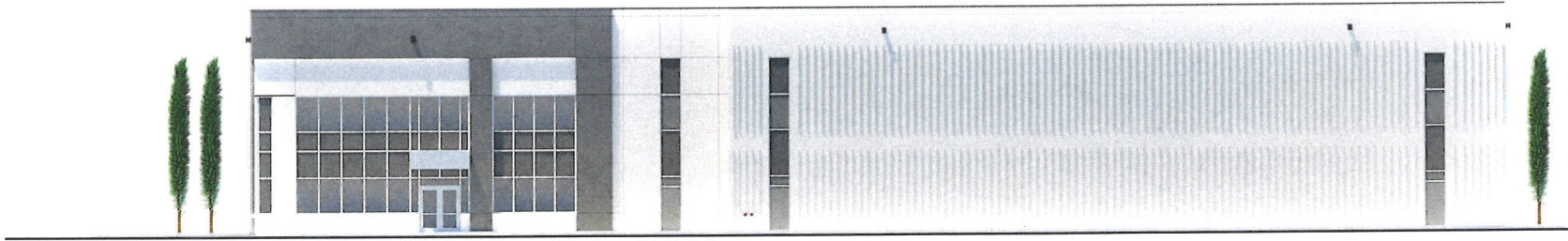
CITY OF BRAMPTON SITE PLAN INFORMATION NO:
SPA NO. 001-001-000

DRAWING:
**ROOF PLAN & DETAILS
BUILDING 'B'**

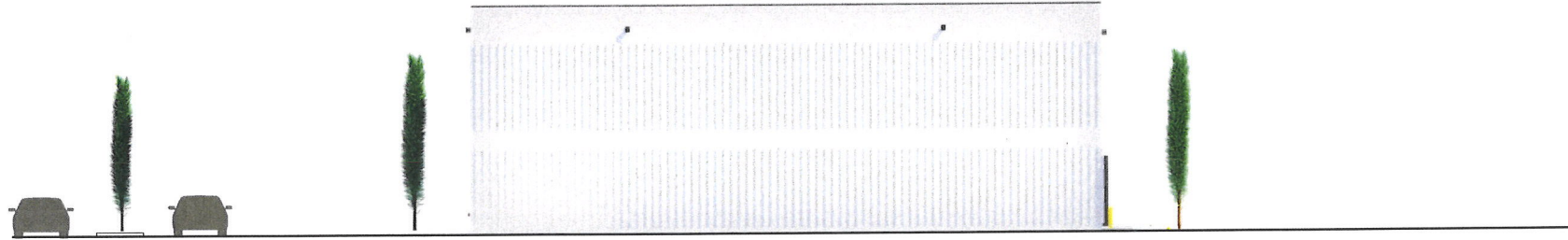
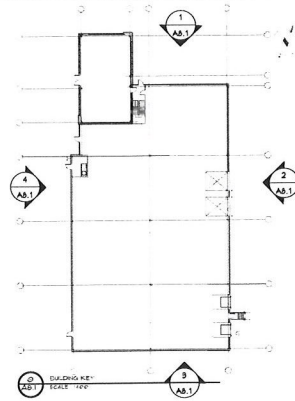
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED.

DRAWN BY: GN	CHECKED BY: GN
DATE: NOV 2018	SCALE: AS NOTED
PROJECT NO: 18-11	DRAWING NO: A7

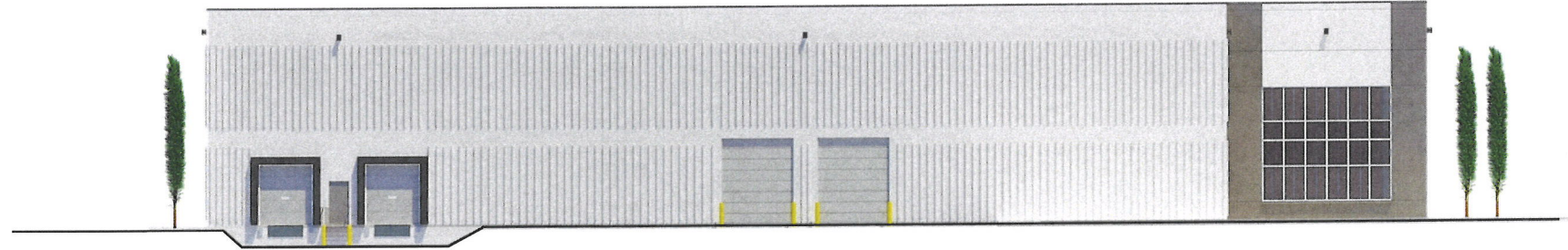
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SEP 14 2023
CITY CLERK'S OFFICE



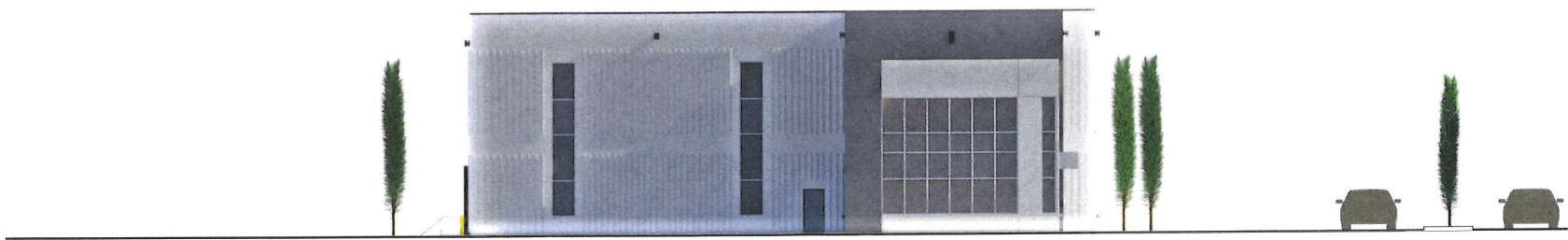
2 WEST ELEVATION 3D SKETCH RENDER



3 SOUTH ELEVATION 3D SKETCH RENDER



4 EAST ELEVATION 3D SKETCH RENDER



1 NORTH ELEVATION (WALKER DRIVE) 3D SKETCH RENDER

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

NATALE ARCHITECT INC.
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T4
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.NATALEARCHITECT.COM

CLIENT:
NEAROCK

PROJECT:
NEW INDUSTRIAL BUILDING,
3 WALKER DRIVE
BRAMPTON, ONTARIO
CITY OF BRAMPTON SITE PLAN APPLICATION NO: 18-11
BPA NO: 18-11-000-000

DRAWING:
PROPOSED BUILDING ELEVATIONS
2D SKETCH RENDER
BUILDING 'B'

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.
FOR 100% JAILING COUNTRIES SAVED BY:

DRAWN BY: H1	CHECKED BY: GN
DATE: NOV. 2018	SCALE: AS NOTED
PROJECT NO: 18-11	DRAWING NO: A8.1

RECEIVED
SEP 14 2023
CITY CLERK'S OFFICE

Flower City



brampton.ca

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

FILE NUMBER: A-2023-0268

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) 2599157 Ontario Inc.
Address 7956 Torbram Rd., Building C - Unit 30 Brampton, ON L6T 5A2

Phone # 905-405-1002 Fax # NA
Email ap@peacetransportation.ca

2. Name of Agent Harper Dell & Associates Inc.
Address 1370 Hurontario St. Mississauga ON L5G 3H4

Phone # 847-963-7375 Fax # NA
Email nick@harperdell.ca

3. Nature and extent of relief applied for (variances requested):
For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road. The proposed height exceeds 9.0 m.

4. Why is it not possible to comply with the provisions of the by-law?
Conforms to the intent of ZBL, is minor in nature, desirable and in conformity with the Official Plan.

5. Legal Description of the subject land:
Lot Number Block 6
Plan Number/Concession Number 43M-643
Municipal Address 3 Walker Dr.

6. Dimension of subject land (in metric units)
Frontage ~80.8m
Depth 294.71m
Area 8.92 Acres

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 Site

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed 2 Warehouses under SP.18-095.000

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

Rear yard setback _____

Side yard setback _____

Side yard setback _____

PROPOSED

Front yard setback 27.44m

Rear yard setback 45.07m

Side yard setback 9.726m

Side yard setback 12.0m

10. Date of Acquisition of subject land: 2019
11. Existing uses of subject property: Vacant, Greenfield
12. Proposed uses of subject property: Warehousing
13. Existing uses of abutting properties: M2
14. Date of construction of all buildings & structures on subject land: NA
15. Length of time the existing uses of the subject property have been continued: 2019
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 # B-2021-0032 Status Provisionally Approved

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 Mississauga

THIS 24th DAY OF July, 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, Nicholas H. Dell c/o Harper Dell & Associates Inc., OF THE City _____ OF Mississauga

IN THE Region OF Peel 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 Mississauga
IN THE Region OF
Peel THIS 21st DAY OF
August, 2023



A Commissioner etc.

Donald C. Marlowe



Signature of Applicant or Authorized Agent
DONALD C. MARLOWE
Barrister & Solicitor
1370 Hurontario Street
Mississauga, Ontario
L5G 3H4

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

Date Application Deemed
Complete by the Municipality

August 22, 2023

Revised 2022/02/17

LOT AREA (LOTS A-Y)			
ITEM	SM	TM	AL
1 LOT AREA	3695.10	3.695	8.92
1.1 PAVED LOT AREA	1635.00	0.1635	0.404
1.2 ROAD SIDEWALK AREA	1635.00	0.1635	0.268
2.0 LOT AREA (LESS ITEM 1.1 & 1.2)	2060.10	2.060	8.52

SITE DATA LOT A			
ITEM	SM	TM	AL
1 LOT AREA (LESS ROAD WIDENING OF 10.00 M)	1991.56	1.992	3.93
	SM	TM	AL
2 ASPHALT PAVED AREA (INCLUDES CONIC DOLLY PAD)	962.40	0.0962	0.218
3 SOFT LANDSCAPE AREA	2016.20	0.2016	0.470
4 HARD LANDSCAPE AREA	372.50	0.373	0.97

BUILDING DATA BUILDING A			
ITEM	SM	TM	AL
1 LOT AREA	1582.36	1.582	3.92
	SM	TM	AL
2 BUILDING AREA	1876.54	0.0188	19.57
3 OFFICE AREA GROUND FL	100.96	0.0010	0.83
4 WAREHOUSE AREA (INCLUDES STAIRWELL & ME-RM & 2ND FL)	2214.88	0.0221	13.99
5 OFFICE AREA THIRD FL	448.20	0.0045	3.89
6 TOTAL GFA	2739.64	0.0274	17.35

PARKING DATA BUILDING A			
ITEM	SM	TM	AL
1 PARKING SPACES	31	31	Y
2 ACCESSIBLE PARKING SPACES	2	2	Y
3 BICYCLE PARKING SPACES	8	8	Y

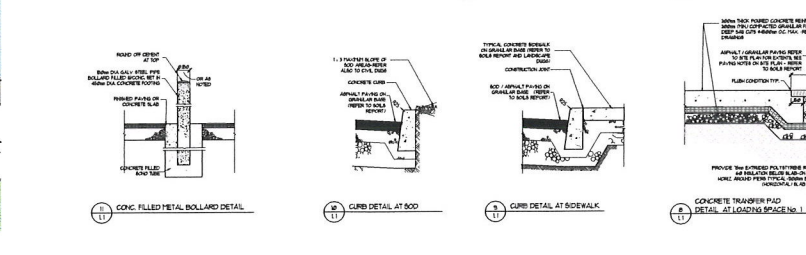
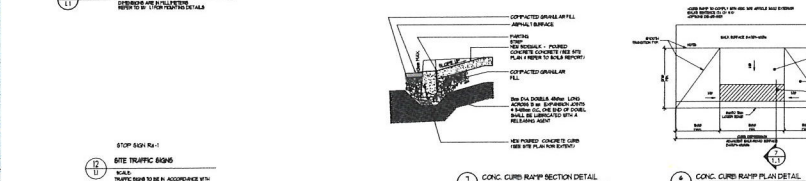
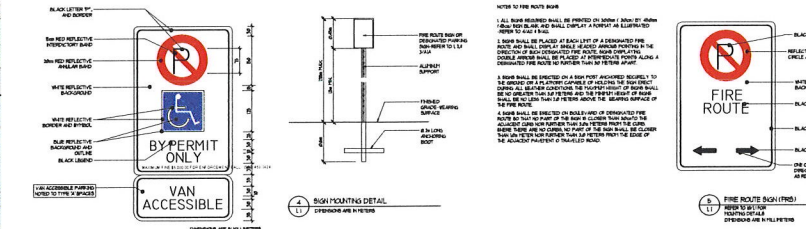
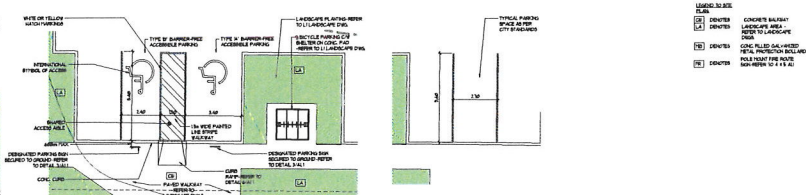
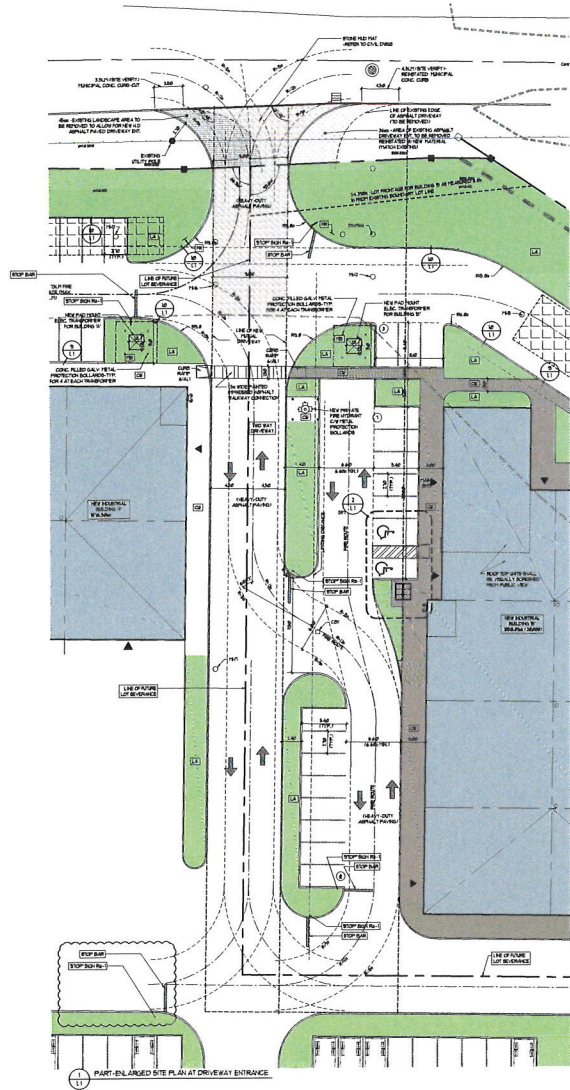
PARKING DATA BUILDING B			
ITEM	SM	TM	AL
1 PARKING SPACES	21	21	Y
2 ACCESSIBLE PARKING SPACES	1	1	Y
3 BICYCLE PARKING SPACES	4	4	Y

SITE DATA LOT B			
ITEM	SM	TM	AL
1 LOT AREA	1918.44	1.918	4.75
	SM	TM	AL
2 ASPHALT PAVED AREA (INCLUDES CONIC DOLLY PAD)	1151.26	0.1151	0.271
3 SOFT LANDSCAPE AREA	562.00	0.0056	0.200
4 HARD LANDSCAPE AREA	532.00	0.0053	0.277

BUILDING DATA BUILDING B			
ITEM	SM	TM	AL
1 LOT AREA	1918.44	1.918	4.75
	SM	TM	AL
2 BUILDING AREA	1678.20	0.0168	8.71
3 OFFICE AREA GROUND FL	185.10	0.0019	0.97
4 WAREHOUSE AREA (INCLUDES STAIRWELL & ME-RM)	1485.40	0.0149	7.74
5 OFFICE AREA SECOND FL	186.10	0.0019	N/A

Ontario Building Code Data Matrix Parts 3 & 9

1 Project Description: Warehouse ☐ New ☐ Part 11 ☐ Part 12 ☐ Part 13 ☐ Part 14 ☐ Part 15 ☐ Part 16 ☐ Part 17 ☐ Part 18 ☐ Part 19 ☐ Part 20 ☐ Part 21 ☐ Part 22 ☐ Part 23 ☐ Part 24 ☐ Part 25 ☐ Part 26 ☐ Part 27 ☐ Part 28 ☐ Part 29 ☐ Part 30 ☐ Part 31 ☐ Part 32 ☐ Part 33 ☐ Part 34 ☐ Part 35 ☐ Part 36 ☐ Part 37 ☐ Part 38 ☐ Part 39 ☐ Part 40 ☐ Part 41 ☐ Part 42 ☐ Part 43 ☐ Part 44 ☐ Part 45 ☐ Part 46 ☐ Part 47 ☐ Part 48 ☐ Part 49 ☐ Part 50 ☐ Part 51 ☐ Part 52 ☐ Part 53 ☐ Part 54 ☐ Part 55 ☐ Part 56 ☐ Part 57 ☐ Part 58 ☐ Part 59 ☐ Part 60 ☐ Part 61 ☐ Part 62 ☐ Part 63 ☐ Part 64 ☐ Part 65 ☐ Part 66 ☐ Part 67 ☐ Part 68 ☐ Part 69 ☐ Part 70 ☐ Part 71 ☐ Part 72 ☐ Part 73 ☐ Part 74 ☐ Part 75 ☐ Part 76 ☐ Part 77 ☐ Part 78 ☐ Part 79 ☐ Part 80 ☐ Part 81 ☐ Part 82 ☐ Part 83 ☐ Part 84 ☐ Part 85 ☐ Part 86 ☐ Part 87 ☐ Part 88 ☐ Part 89 ☐ Part 90 ☐ Part 91 ☐ Part 92 ☐ Part 93 ☐ Part 94 ☐ Part 95 ☐ Part 96 ☐ Part 97 ☐ Part 98 ☐ Part 99 ☐ Part 100 ☐ Part 101 ☐ Part 102 ☐ Part 103 ☐ Part 104 ☐ Part 105 ☐ Part 106 ☐ Part 107 ☐ Part 108 ☐ Part 109 ☐ Part 110 ☐ Part 111 ☐ Part 112 ☐ Part 113 ☐ Part 114 ☐ Part 115 ☐ Part 116 ☐ Part 117 ☐ Part 118 ☐ Part 119 ☐ Part 120 ☐ Part 121 ☐ Part 122 ☐ Part 123 ☐ Part 124 ☐ Part 125 ☐ Part 126 ☐ Part 127 ☐ Part 128 ☐ Part 129 ☐ Part 130 ☐ Part 131 ☐ Part 132 ☐ Part 133 ☐ Part 134 ☐ Part 135 ☐ Part 136 ☐ Part 137 ☐ Part 138 ☐ Part 139 ☐ Part 140 ☐ Part 141 ☐ Part 142 ☐ Part 143 ☐ Part 144 ☐ Part 145 ☐ Part 146 ☐ Part 147 ☐ Part 148 ☐ Part 149 ☐ Part 150 ☐ Part 151 ☐ Part 152 ☐ Part 153 ☐ Part 154 ☐ Part 155 ☐ Part 156 ☐ Part 157 ☐ Part 158 ☐ Part 159 ☐ Part 160 ☐ Part 161 ☐ Part 162 ☐ Part 163 ☐ Part 164 ☐ Part 165 ☐ Part 166 ☐ Part 167 ☐ Part 168 ☐ Part 169 ☐ Part 170 ☐ Part 171 ☐ Part 172 ☐ Part 173 ☐ Part 174 ☐ Part 175 ☐ Part 176 ☐ Part 177 ☐ Part 178 ☐ Part 179 ☐ Part 180 ☐ Part 181 ☐ Part 182 ☐ Part 183 ☐ Part 184 ☐ Part 185 ☐ Part 186 ☐ Part 187 ☐ Part 188 ☐ Part 189 ☐ Part 190 ☐ Part 191 ☐ Part 192 ☐ Part 193 ☐ Part 194 ☐ Part 195 ☐ Part 196 ☐ Part 197 ☐ Part 198 ☐ Part 199 ☐ Part 200 ☐ Part 201 ☐ Part 202 ☐ Part 203 ☐ Part 204 ☐ Part 205 ☐ Part 206 ☐ Part 207 ☐ Part 208 ☐ Part 209 ☐ Part 210 ☐ Part 211 ☐ Part 212 ☐ Part 213 ☐ Part 214 ☐ Part 215 ☐ Part 216 ☐ Part 217 ☐ Part 218 ☐ Part 219 ☐ Part 220 ☐ Part 221 ☐ Part 222 ☐ Part 223 ☐ Part 224 ☐ Part 225 ☐ Part 226 ☐ Part 227 ☐ Part 228 ☐ Part 229 ☐ Part 230 ☐ Part 231 ☐ Part 232 ☐ Part 233 ☐ Part 234 ☐ Part 235 ☐ Part 236 ☐ Part 237 ☐ Part 238 ☐ Part 239 ☐ Part 240 ☐ Part 241 ☐ Part 242 ☐ Part 243 ☐ Part 244 ☐ Part 245 ☐ Part 246 ☐ Part 247 ☐ Part 248 ☐ Part 249 ☐ Part 250 ☐ Part 251 ☐ Part 252 ☐ Part 253 ☐ Part 254 ☐ Part 255 ☐ Part 256 ☐ Part 257 ☐ Part 258 ☐ Part 259 ☐ Part 260 ☐ Part 261 ☐ Part 262 ☐ Part 263 ☐ Part 264 ☐ Part 265 ☐ Part 266 ☐ Part 267 ☐ Part 268 ☐ Part 269 ☐ Part 270 ☐ Part 271 ☐ Part 272 ☐ Part 273 ☐ Part 274 ☐ Part 275 ☐ Part 276 ☐ Part 277 ☐ Part 278 ☐ Part 279 ☐ Part 280 ☐ Part 281 ☐ Part 282 ☐ Part 283 ☐ Part 284 ☐ Part 285 ☐ Part 286 ☐ Part 287 ☐ Part 288 ☐ Part 289 ☐ Part 290 ☐ Part 291 ☐ Part 292 ☐ Part 293 ☐ Part 294 ☐ Part 295 ☐ Part 296 ☐ Part 297 ☐ Part 298 ☐ Part 299 ☐ Part 300 ☐ Part 301 ☐ Part 302 ☐ Part 303 ☐ Part 304 ☐ Part 305 ☐ Part 306 ☐ Part 307 ☐ Part 308 ☐ Part 309 ☐ Part 310 ☐ Part 311 ☐ Part 312 ☐ Part 313 ☐ Part 314 ☐ Part 315 ☐ Part 316 ☐ Part 317 ☐ Part 318 ☐ Part 319 ☐ Part 320 ☐ Part 321 ☐ Part 322 ☐ Part 323 ☐ Part 324 ☐ Part 325 ☐ Part 326 ☐ Part 327 ☐ Part 328 ☐ Part 329 ☐ Part 330 ☐ Part 331 ☐ Part 332 ☐ Part 333 ☐ Part 334 ☐ Part 335 ☐ Part 336 ☐ Part 337 ☐ Part 338 ☐ Part 339 ☐ Part 340 ☐ Part 341 ☐ Part 342 ☐ Part 343 ☐ Part 344 ☐ Part 345 ☐ Part 346 ☐ Part 347 ☐ Part 348 ☐ Part 349 ☐ Part 350 ☐ Part 351 ☐ Part 352 ☐ Part 353 ☐ Part 354 ☐ Part 355 ☐ Part 356 ☐ Part 357 ☐ Part 358 ☐ Part 359 ☐ Part 360 ☐ Part 361 ☐ Part 362 ☐ Part 363 ☐ Part 364 ☐ Part 365 ☐ Part 366 ☐ Part 367 ☐ Part 368 ☐ Part 369 ☐ Part 370 ☐ Part 371 ☐ Part 372 ☐ Part 373 ☐ Part 374 ☐ Part 375 ☐ Part 376 ☐ Part 377 ☐ Part 378 ☐ 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Part 561 ☐ Part 562 ☐ Part 563 ☐ Part 564 ☐ Part 565 ☐ Part 566 ☐ Part 567 ☐ Part 568 ☐ Part 569 ☐ Part 570 ☐ Part 571 ☐ Part 572 ☐ Part 573 ☐ Part 574 ☐ Part 575 ☐ Part 576 ☐ Part 577 ☐ Part 578 ☐ Part 579 ☐ Part 580 ☐ Part 581 ☐ Part 582 ☐ Part 583 ☐ Part 584 ☐ Part 585 ☐ Part 586 ☐ Part 587 ☐ Part 588 ☐ Part 589 ☐ Part 590 ☐ Part 591 ☐ Part 592 ☐ Part 593 ☐ Part 594 ☐ Part 595 ☐ Part 596 ☐ Part 597 ☐ Part 598 ☐ Part 599 ☐ Part 600 ☐ Part 601 ☐ Part 602 ☐ Part 603 ☐ Part 604 ☐ Part 605 ☐ Part 606 ☐ Part 607 ☐ Part 608 ☐ Part 609 ☐ Part 610 ☐ Part 611 ☐ Part 612 ☐ Part 613 ☐ Part 614 ☐ Part 615 ☐ Part 616 ☐ Part 617 ☐ Part 618 ☐ Part 619 ☐ Part 620 ☐ Part 621 ☐ Part 622 ☐ Part 623 ☐ Part 624 ☐ Part 625 ☐ Part 626 ☐ Part 627 ☐ Part 628 ☐ Part 629 ☐ Part 630 ☐ Part 631 ☐ Part 632 ☐ Part 633 ☐ Part 634 ☐ Part 635 ☐ Part 636 ☐ Part 637 ☐ Part 638 ☐ Part 639 ☐ Part 640 ☐ Part 641 ☐ Part 642 ☐ Part 643 ☐ Part 644 ☐ Part 645 ☐ Part 646 ☐ Part 647 ☐ Part 648 ☐ Part 649 ☐ Part 650 ☐ Part 651 ☐ Part 652 ☐ Part 653 ☐ Part 654 ☐ Part 655 ☐ Part 656 ☐ Part 657 ☐ Part 658 ☐ Part 659 ☐ Part 660 ☐ Part 661 ☐ Part 662 ☐ Part 663 ☐ Part 664 ☐ Part 665 ☐ Part 666 ☐ Part 667 ☐ Part 668 ☐ Part 669 ☐ Part 670 ☐ Part 671 ☐ Part 672 ☐ Part 673 ☐ Part 674 ☐ Part 675 ☐ Part 676 ☐ Part 677 ☐ Part 678 ☐ Part 679 ☐ Part 680 ☐ Part 681 ☐ Part 682 ☐ Part 683 ☐ Part 684 ☐ Part 685 ☐ Part 686 ☐ Part 687 ☐ Part 688 ☐ Part 689 ☐ Part 690 ☐ Part 691 ☐ Part 692 ☐ Part 693 ☐ Part 694 ☐ Part 695 ☐ Part 696 ☐ Part 697 ☐ Part 698 ☐ Part 699 ☐ Part 700 ☐ Part 701 ☐ Part 702 ☐ Part 703 ☐ Part 704 ☐ Part 705 ☐ Part 706 ☐ Part 707 ☐ Part 708 ☐ Part 709 ☐ Part 710 ☐ Part 711 ☐ Part 712 ☐ Part 713 ☐ Part 714 ☐ Part 715 ☐ Part 716 ☐ Part 717 ☐ Part 718 ☐ Part 719 ☐ Part 720 ☐ Part 721 ☐ Part 722 ☐ Part 723 ☐ Part 724 ☐ Part 725 ☐ Part 726 ☐ Part 727 ☐ Part 728 ☐ Part 729 ☐ Part 730 ☐ Part 731 ☐ Part 732 ☐ Part 733 ☐ Part 734 ☐ Part 735 ☐ Part 736 ☐ Part 737 ☐ Part 738 ☐ Part 739 ☐ Part 740 ☐ Part 741 ☐ Part 742 ☐ 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Part



No. ISSUED FOR DATE

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**Marilyn Ypes
Architect Inc.**
238 Twin Sister Lakes Road
Marmora, Ontario
K0K 2M0
Tel 416-223-8385



PROJECT
3 WALKER DR.,
BRAMPTON, ONTARIO

FOR :

DRAWING
**PART-ENLARGED
SITE PLAN & DETAILS**

SCALE
N.T.S.
DATE
NOVEMBER 2021

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CHECKED
MY

PROJECT NO.
2021-71

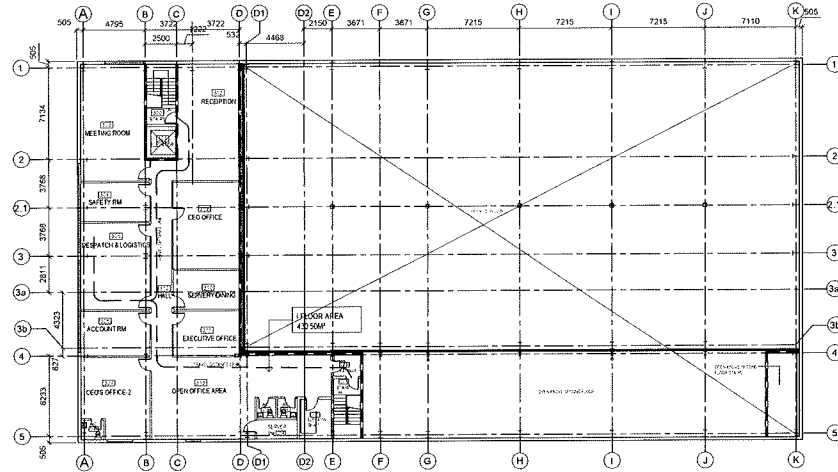
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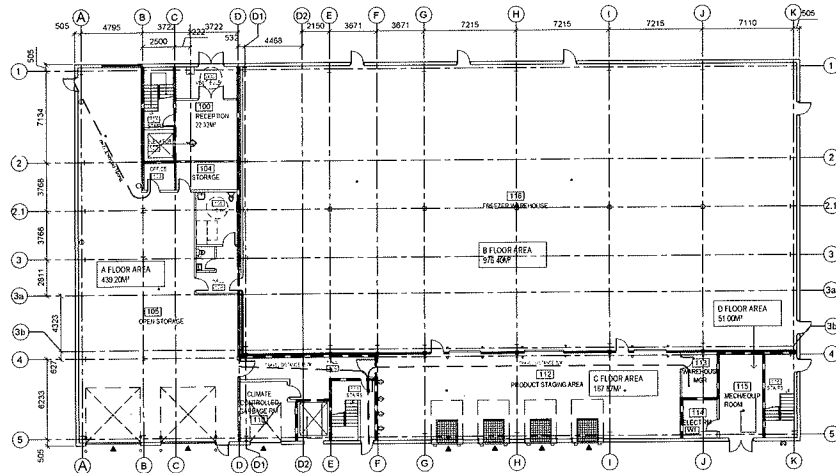


LEGEND
THE FOLLOWING WALLS ARE TO BE UP TO THE
UNDER SIDE OF THE STANDING SEAM ROOF

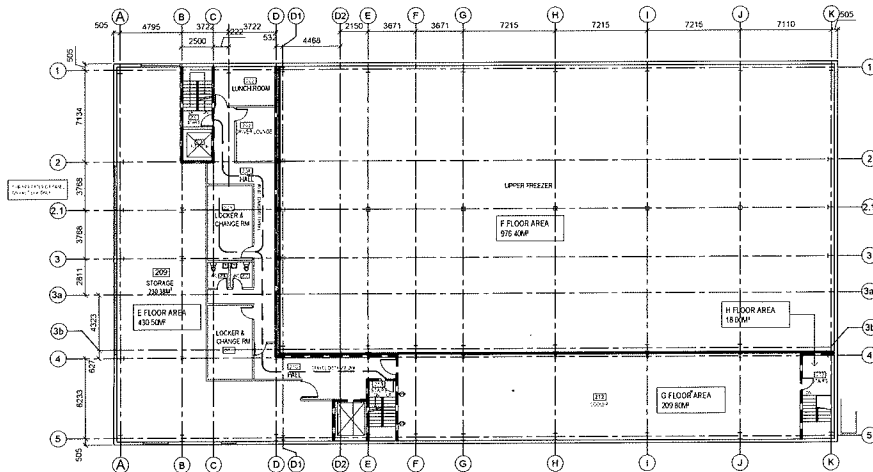
---	1:1 FFF WALL
---	COOLER WALL
---	OTHER WALL



3 FIRE SEPARATION THIRD FLOOR PLAN
SCALE: 1/32"



1 FIRE SEPARATION GROUND FLOOR PLAN
SCALE: 1/32"



2 FIRE SEPARATION SECOND FLOOR PLAN
SCALE: 1/32"

1	REVISION	2022-12-22
No.	ISSUED FOR	DATE

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238 Twin Sister Lakes Road
Markham, Ontario
M3R 2M5
Tel: 615-472-2308



PROJECT
3 WALKER DR.
BRAMPTON, ONTARIO

FOR :

DRAWING
FIRE SEPARATION
FLOOR PLANS

SCALE
1:200

PROJECT NO.
2021-70

DATE
NOVEMBER 2021

DRAWN
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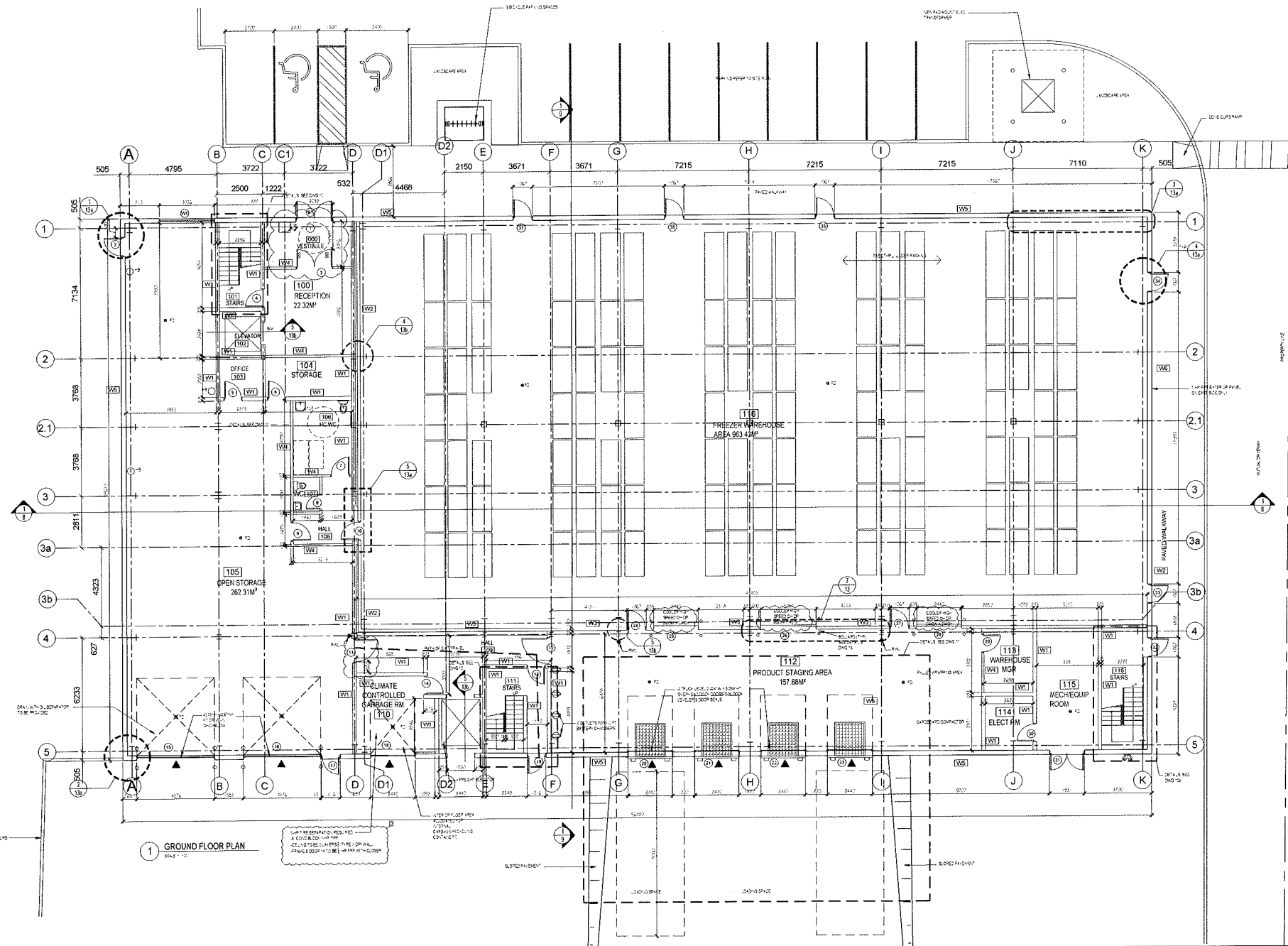
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1a

WALL LEGEND

INTERIOR WALL

- 1000 - 1000mm x 200mm x 100mm concrete blockwork
- 1001 - 1000mm x 200mm x 100mm concrete blockwork with insulation
- 1002 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render
- 1003 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster
- 1004 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint
- 1005 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper
- 1006 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering
- 1007 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling
- 1008 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting
- 1009 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating
- 1010 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation
- 1011 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning
- 1012 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection
- 1013 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection and security
- 1014 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection and security and accessibility
- 1015 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection and security and accessibility and sustainability
- 1016 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection and security and accessibility and sustainability and energy efficiency
- 1017 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection and security and accessibility and sustainability and energy efficiency and water conservation
- 1018 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection and security and accessibility and sustainability and energy efficiency and water conservation and waste management
- 1019 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection and security and accessibility and sustainability and energy efficiency and water conservation and waste management and health and safety
- 1020 - 1000mm x 200mm x 100mm concrete blockwork with insulation and render and plaster and paint and wallpaper and floor covering and ceiling and lighting and heating and ventilation and air conditioning and fire protection and security and accessibility and sustainability and energy efficiency and water conservation and waste management and health and safety and compliance



REVISIONS

No.	REVISION	DATE
2	REVISION	2023-01-20
1	REVISION	2022-12-22

ISSUED FOR _____ **DATE** _____

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Brampton, Ontario
N6C 2M3
Tel: 613-472-2308

PROJECT
3 WALKER DR.
BRAMPTON, ONTARIO

FOR : _____

DRAWING
BUILDING A
GROUND FLOOR PLAN

SCALE
1:100

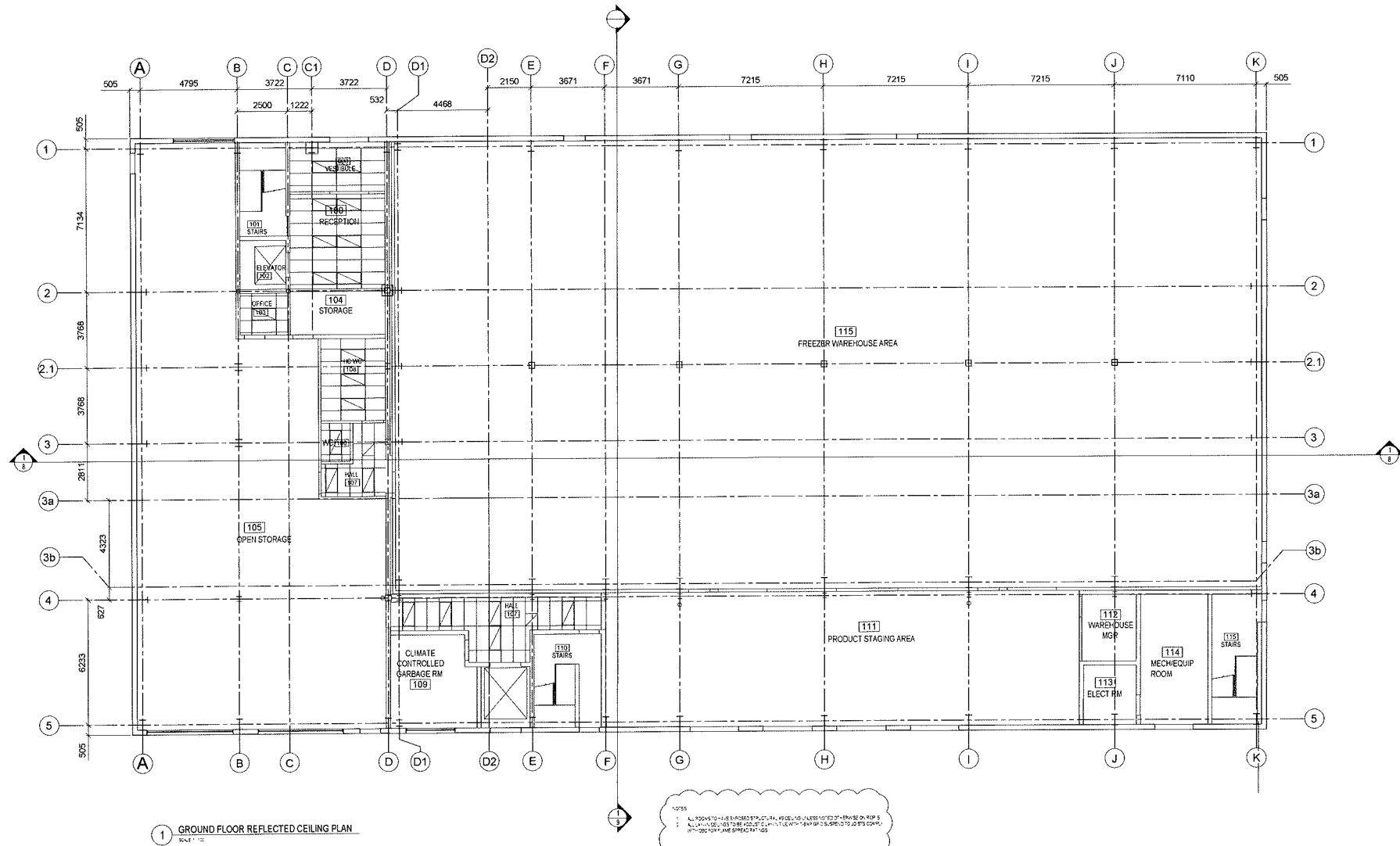
DATE
NOVEMBER 2021

DRAWN
L C

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M Y

PROJECT NO.
2021-70

DRAWING NO.
2



1 GROUND FLOOR REFLECTED CEILING PLAN
SCALE: 1/12

NOTES
1. ALL ROOMS TO HAVE BASED STRUCTURAL FLOORING UNLESS NOTED OTHERWISE OR R.O.P. 5
2. ALL ROOMS TO BE BASED STRUCTURAL FLOORING UNLESS NOTED OTHERWISE OR R.O.P. 5
3. ALL ROOMS TO BE BASED STRUCTURAL FLOORING UNLESS NOTED OTHERWISE OR R.O.P. 5



1	REVISION	2022-12-22
No.	ISSUED FOR	DATE

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**Marilyn Ypes
Architect Inc.**
230 Twin Lakes Road
Markham, Ontario
M3K 2M5
Tel: 905-472-2308

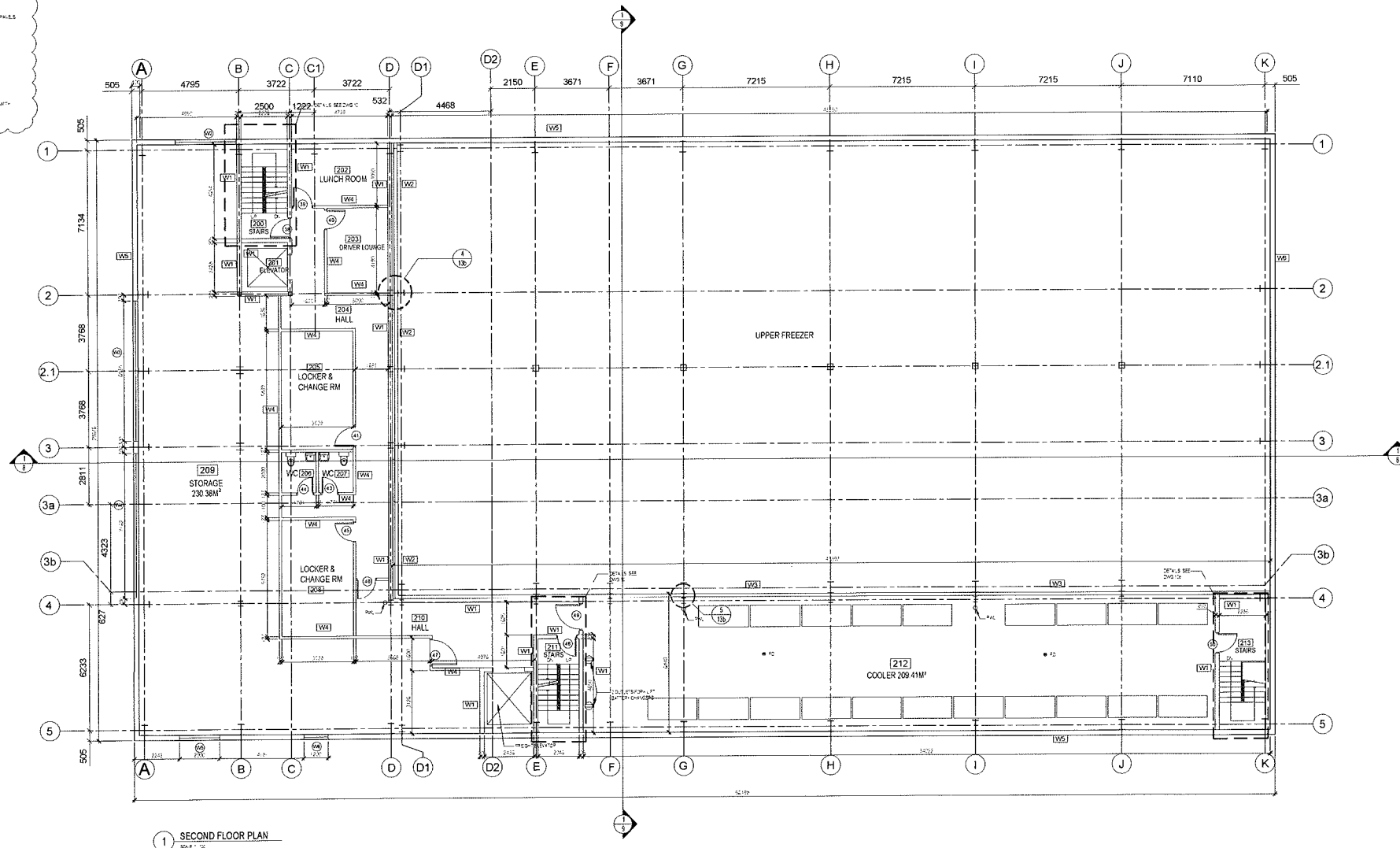
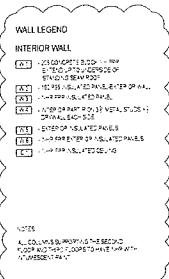


PROJECT
3 WALKER DR.,
BRAMPTON, ONTARIO

FOR :

DRAWING
BUILDING A
GROUND FLOOR
RCP PLAN

SCALE 1:100	PROJECT NO. 2021-70
DATE NOVEMBER 2021	
DRAWN L.C.	DRAWING NO. 2a
CHECKED M.Y.	

[illegible]

1	REVISION	2022-12-22
No.	ISSUED FOR	DATE

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB
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Marilyn Ypes
Architect Inc.

238 Twin Sister Lakes Road
Marmora, Ontario
K0K 2M0
Tel 613-472-2308



PROJECT

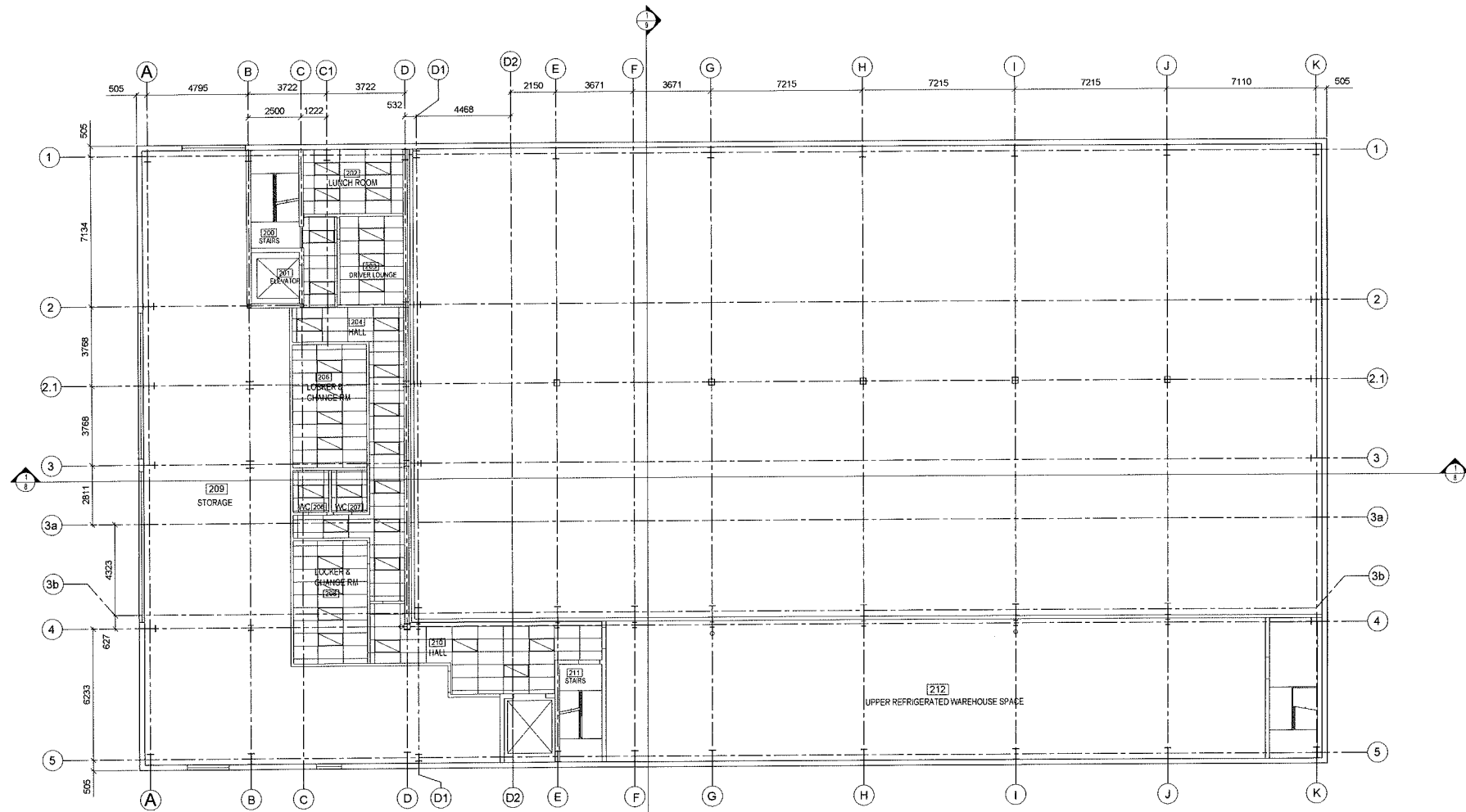
3 WALKER DR,
BRAMPTON, ONTARIO

FOR :

DRAWING

BUILDING A
SECOND FLOOR PLAN

SCALE 1:100	PROJECT NO. 2021-70
DATE NOVEMBER 2021	
DRAWN LC	DRAWING NO. 3
CHECKED MY	



1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/32"

NOTES:
1. ALL ROOMS TO HAVE CEILING STRUCTURAL AS CEILING UNLESS NOTED OTHERWISE BY RCP &
2. ALL UNLESS NOTED OTHERWISE TO BE AS SHOWN IN THE RCP & SPECIFICATIONS TO THE RCP &
3. ALL UNLESS NOTED OTHERWISE TO BE AS SHOWN IN THE RCP & SPECIFICATIONS TO THE RCP &



1	REVISION	2022-12-22
No.	ISSUED FOR	DATE

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Markham, Ontario
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Tel: 615-472-2388



PROJECT
3 WALKER DR.
BRAMPTON, ONTARIO

FOR :

DRAWING
BUILDING A
SECOND FLOOR
RCP PLAN

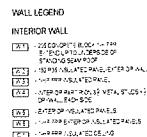
SCALE
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DATE
NOVEMBER 2021

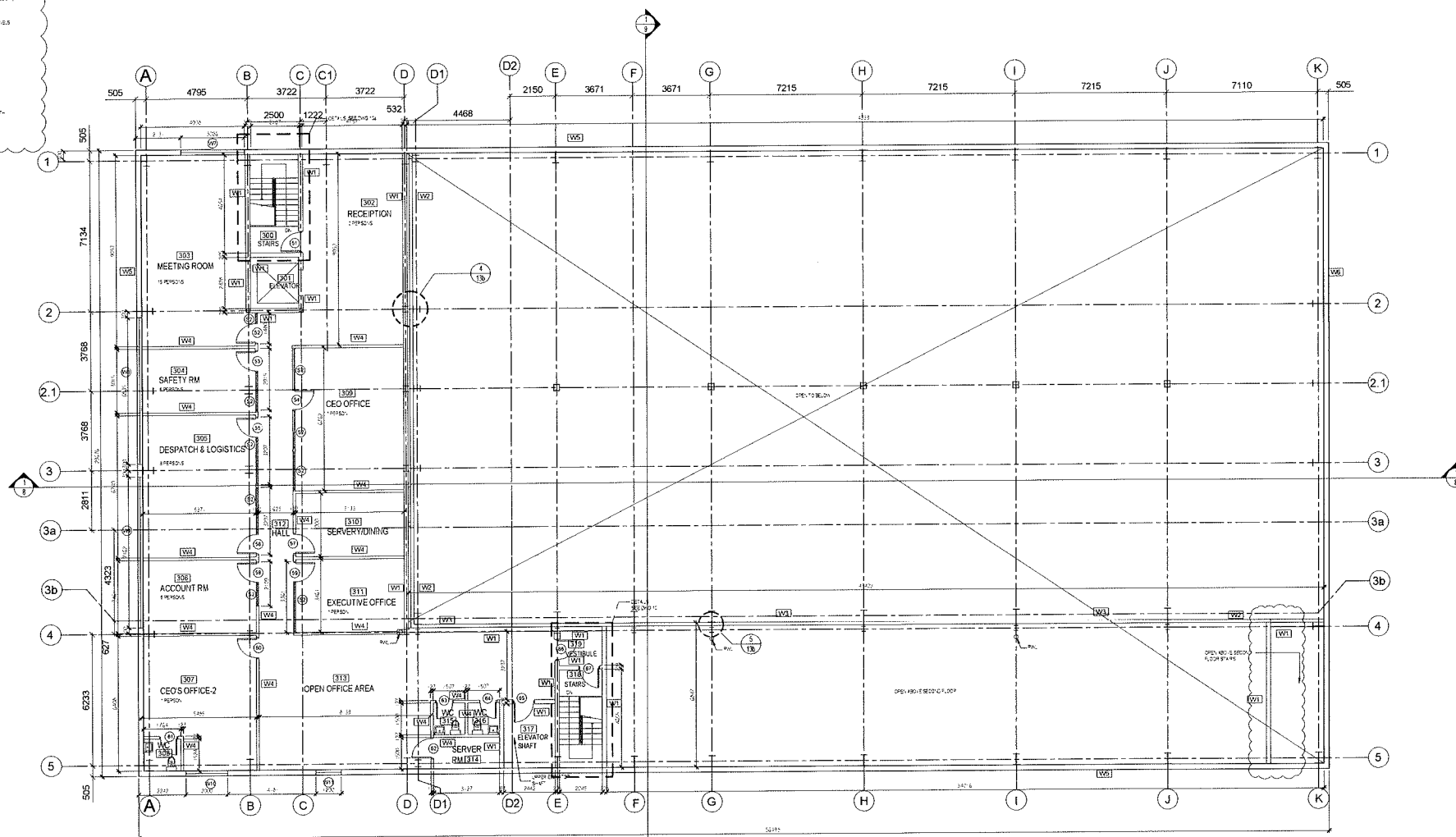
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PROJECT NO.
2021-70
DRAWING NO.
3a



NOTES



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Tel 613-472-2308



PROJECT

3 WALKER DR.
BRAMPTON, ONTARIO

FOR

DRAWING

BUILDING A
THIRD FLOOR PLAN

SCALE
1:100

DATE
NOVEMBER 2021

DRAWN

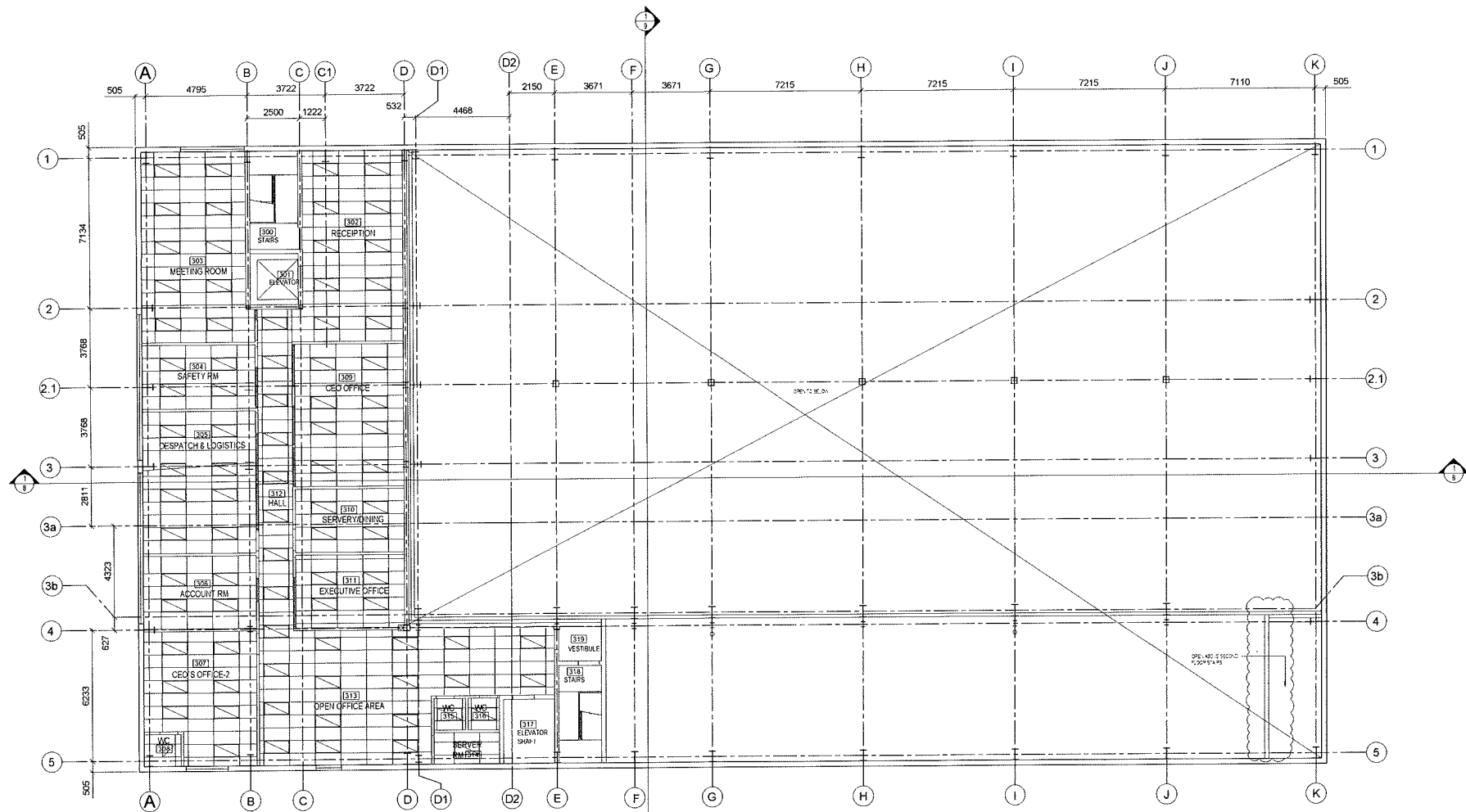
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PROJECT NO	2021-70
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DRAWING NO.

4



1 THIRD FLOOR REFLECTED CEILING PLAN
SCALE 1" = 12'

NOTES
1. ALL ROOMS TO HAVE 1" X 6" X 0.0625" RAISED ACCESS FLOORING TO OTHER FLOORS FOR 3"
2. ALL FLOORING TO BE 1" X 6" X 0.0625" RAISED ACCESS FLOORING TO OTHER FLOORS FOR 3"
3. ALL FLOORING TO BE 1" X 6" X 0.0625" RAISED ACCESS FLOORING TO OTHER FLOORS FOR 3"



1	REVISION	2022-12-22
No.	ISSUED FOR	DATE

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PROJECT
3 WALKER DR.
BRAMPTON, ONTARIO

FOR :

DRAWING
BUILDING A
THIRD FLOOR
RCP PLAN

SCALE
1:100

DATE
NOVEMBER 2021

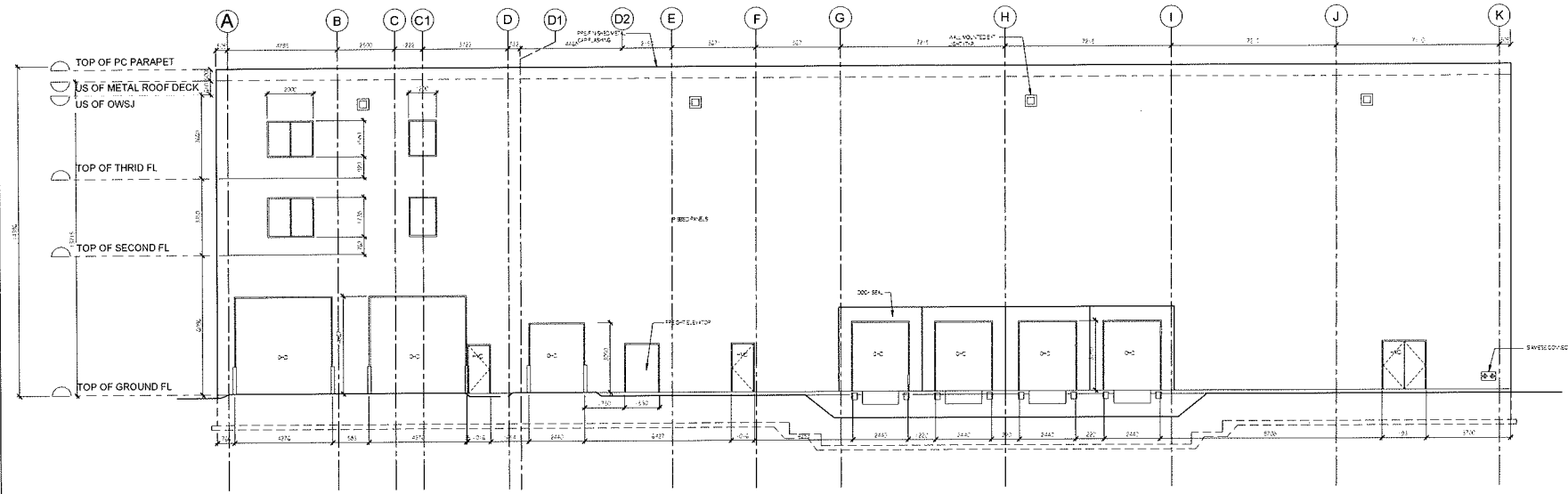
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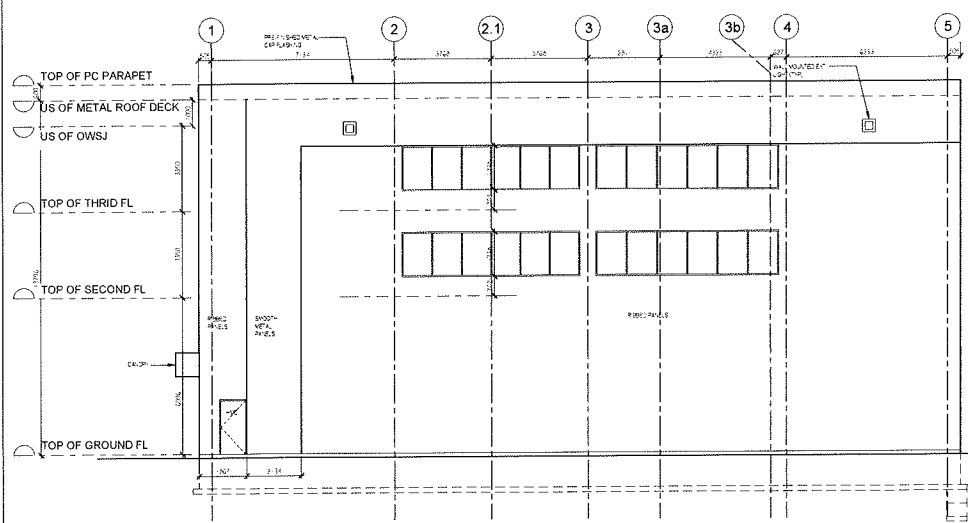
PROJECT NO
2021-70

DRAWING NO.

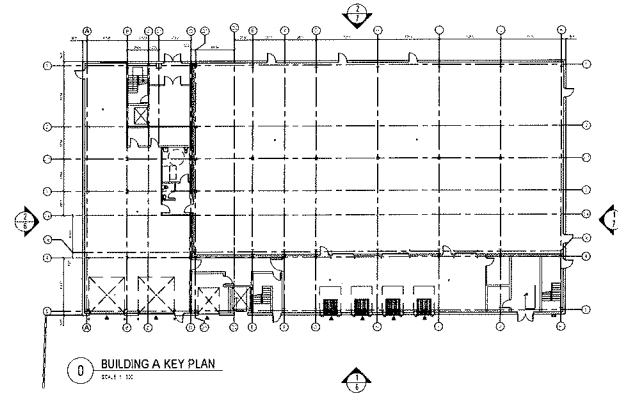
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1 SOUTH ELEVATION
EX-1-10



2 WEST ELEVATION
EX-1-11



3 BUILDING KEY PLAN
EX-1-12

1	REVISION	2022-12-22
No.	ISSUED FOR	DATE

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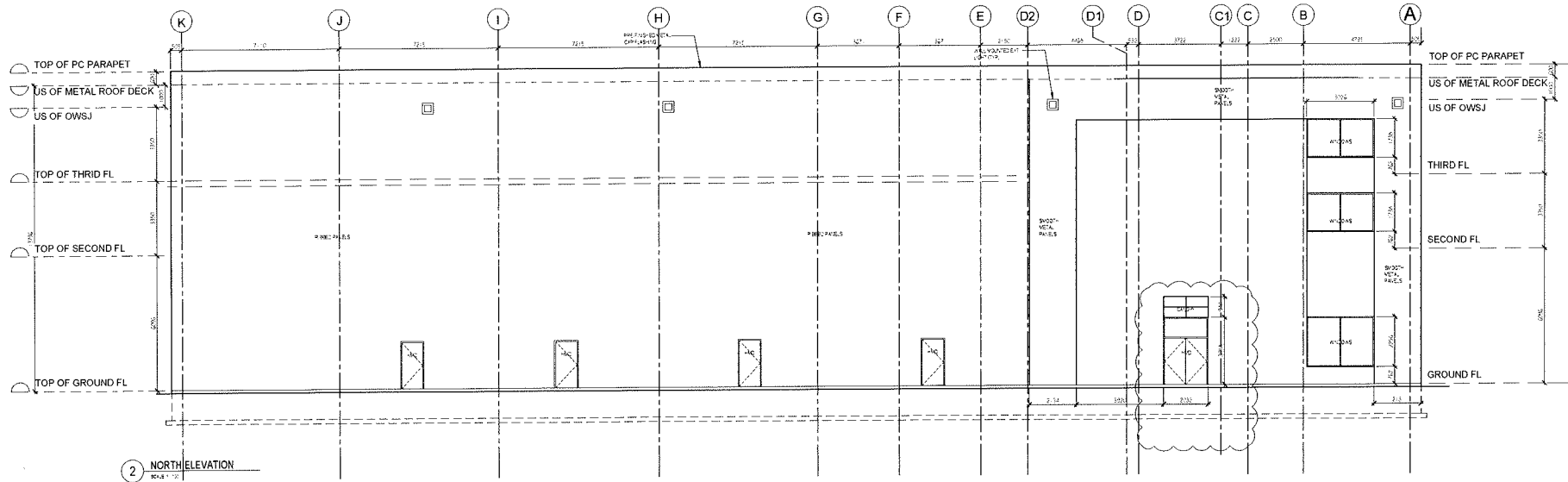
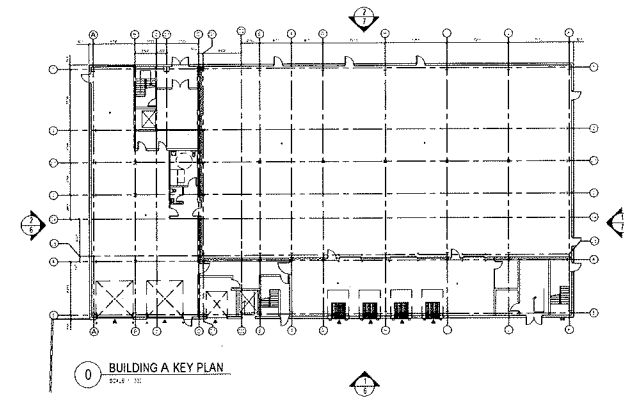


PROJECT
3 WALKER DR.
BRAMPTON, ONTARIO

FOR :

DRAWING
**BUILDING A
EXTERIOR ELEVATIONS**

SCALE 1:100	PROJECT NO. 2021-70
DATE NOVEMBER 2021	
DRAWN L C	DRAWING NO. 6
CHECKED M Y	



1	REVISION	2022-12-22
No.	ISSUED FOR	DATE

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PROJECT	
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3 WALKER DR.
BRAMPTON, ONTARIO

FOR :

DRAWING

BUILDING A
EXTERIOR ELEVATIONS

SCALE

1:100

DATE
NOVEMBER 2021

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2021-70

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