

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

**Application Number:** A-2023-0269  
**Property Address:** 116 & 140 NUGGETT COURT  
**Legal Description:** PART OF BLOCKS S AND U PLAN NO977, WARD 8  
**Agent:** MICHAEL BALDASARRA  
**Owner(s):** 1960526 ONTARIO INC.,  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, OCTOBER 24, 2023 at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. LOCATION 116 NUGGETT COURT - TO PROVIDE 110 PARKING SPACES, WHEREAS 153 PARKING SPACES ARE REQUIRED.
2. LOCATION 140 NUGGETT COURT - TO ALLOW A PARKING AISLE WIDTH OF 6.02 METRES, WHEREAS THE BYLAW REQUIRES A MINIMUM AISLE WIDTH OF 6.6 METRES.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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 **4:00 pm on Thursday, October 19, 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](mailto: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 **4:00 pm on Thursday, October 19, 2023**, by emailing [coa@brampton.ca](mailto: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](http://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](http://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](mailto: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](mailto: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 13th day of October 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](mailto:coa@brampton.ca)

No	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	OCT. 07, 2019
2	ISSUED FOR CLIENT REVIEW	DEC. 28, 2019
3	ISSUED FOR FAC MEETING	MAR. 10, 2020
4	ISSUED FOR SPA	FEB. 26, 2021
5	RE-ISSUED FOR SPA	JAN. 20, 2023
6	RE-ISSUED FOR SPA	JUL. 21, 2023
7	ISSUED FOR MINOR VARIANCE	JUL. 25, 2023

CITY OF BRAMPTON

SITE PLAN

APPROVED

subject to an agreement ☐

On This \_\_\_\_ Day of \_\_\_\_\_

Allan Parsons, MCIP., RPP.  
Director, Development Services

No	REVISION	DATE
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BALDASSARRA

Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
T: 905.660.0722 | www.baldassarria.ca



OWNERS INFORMATION

## 116 NUGGETT COURT ADDITION

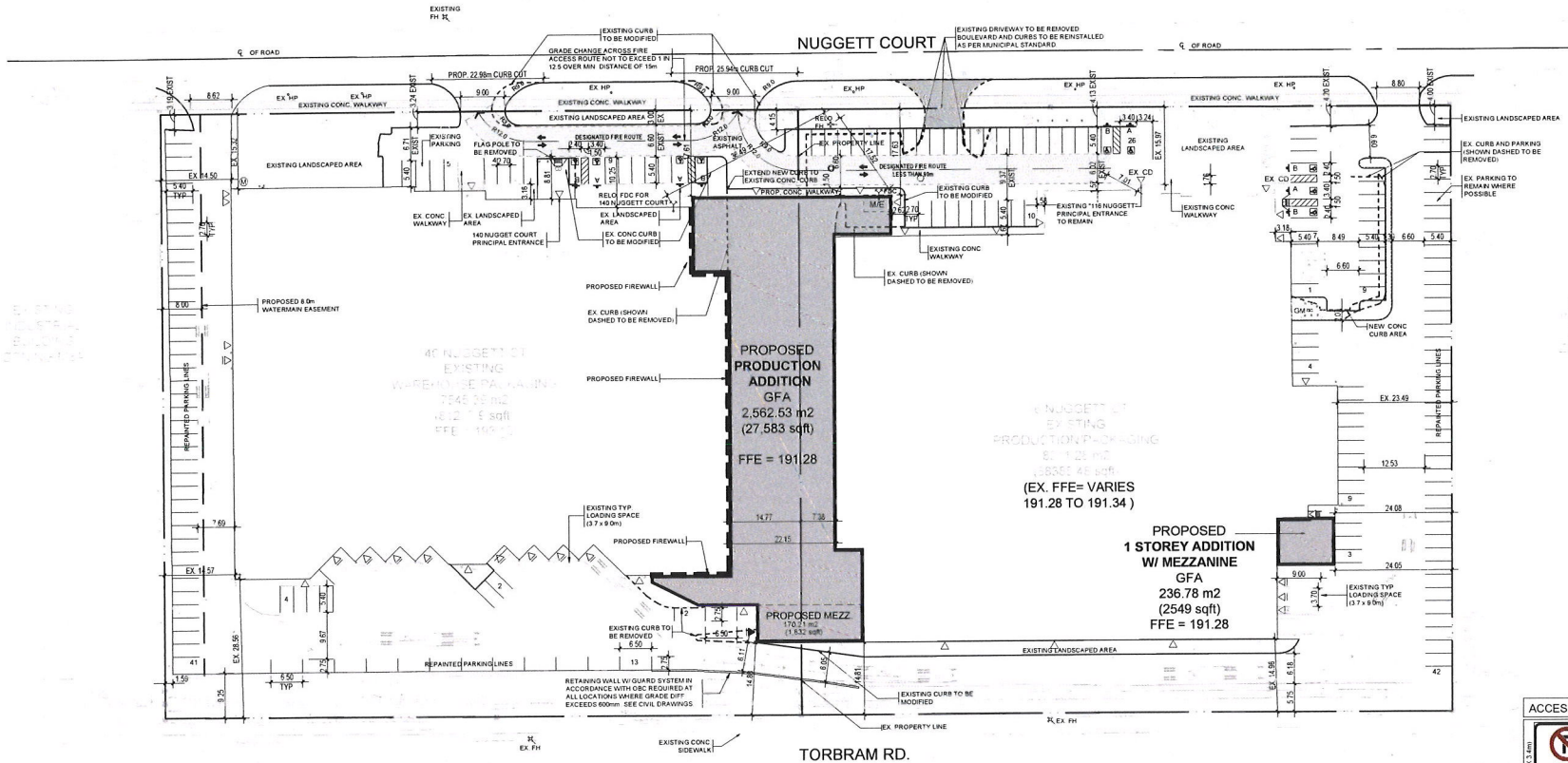
116 NUGGETT CT  
BRAMPTON, ON

### SITE PLAN

DATE	DRAWN BY	CHECKED	SCALE
JAN. 2020	IK		1:500
PROJECT NO.	DRAWING NO.		

20-45

A-1.0



ACCESSIBLE PARKING SIGNAGE

BY PERMIT ONLY  
MAXIMUM HEIGHT: 3.0m  
T: 905.660.0722

BY PERMIT ONLY  
MAXIMUM HEIGHT: 3.0m  
T: 905.660.0722

Firm Name: Baldassarria Architects Inc. Certificate of Practice Number: 5810	
30 Great Gulf Drive, Unit 20 Concord, ON L4K 0K7 Tel: (905) 660-0722 Fax: (905) 660-7010	
Name of Project: 116 Nuggett Court, Location: Brampton, Ontario	
Ontario's 2012 Building Code Data Matrix Part 3	
PROJECT DESCRIPTION	NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION <input type="checkbox"/>
MAJOR OCCUPANCY GROUP: F2	3.1.2.1 (1)
BUILDING AREA (m <sup>2</sup> ): EXISTING: 8,211.38, NEW: 2,510.71, TOTAL: 10,722.09	1.4.1.2 (A)
GROSS AREA (m <sup>2</sup> ): EXISTING: 10,546.17, NEW: 2,799.31, TOTAL: 13,345.48	1.4.1.2 (A)
NO. OF STOREYS: ABOVE GRADE: ONE, BELOW GRADE: N/A	3.2.1.1 & 1.4.1.2 (A)
MEZZANINE: YES	
HEIGHT OF BUILDING (m): 8.0 (USE OF DESK)	3.2.2.0 & 3.2.5
NUMBER OF STREETS / ACCESS ROUTES: ONE	3.2.2.0-43
BUILDING CLASSIFICATION: 3.2.2.0 / 116-3.2.2.0-43	
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING <input checked="" type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED <input type="checkbox"/>
STANDPIPE REQUIRED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
FIRE ALARM REQUIRED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
WATER SERVICE / SUPPLY IS ADEQUATE	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
HIGH BUILDING	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

PERMITTED CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.2.0-43
ACTUAL CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.1.1 (1) & (B)
MEZZANINE AREA (m <sup>2</sup> ): 288.60		3.1.1.7
OCCUPANT LOAD BASED ON:	m <sup>2</sup> / PERSON <input type="checkbox"/> DESIGN OF BUILDING <input checked="" type="checkbox"/>	
1ST FLOOR OCCUPANCY: F2	LOAD: 1.8 D. PERSONS	
MEZZANINE OCCUPANCY: F2	LOAD: 1.8 D. PERSONS	
MEZZANINE	SMELL PERMIT ONLY <input type="checkbox"/>	
BARRIER FREE DESIGN	YES <input checked="" type="checkbox"/> NO / EXEMPT <input type="checkbox"/>	3.6
HAZARDOUS SUBSTANCES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.2.0 & 3.2.1.1
REQUIRED FIRE RESISTANCE RATING (FRR)		3.2.2.0-43 & 3.2.1.4
HORIZONTAL ASSEMBLIES FRR (HOURS)		
FLOORS: 1, HOURS: N/A		
MEZZANINE: 1, HOURS: N/A		
FRR OF SUPPORTING MEMBERS		
FLOORS: 1, HOURS: N/A		
MEZZANINE: 1, HOURS: N/A		
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.2.3
WALL AREA OF EBF (m <sup>2</sup> ): N/A		
PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	
NORTH: <12	0	290mm BLOCK
SOUTH: 16.02	15	N/A
EAST: 28.64	15	N/A
WEST: 33.42	15	N/A

SYMBOL LEGEND	
	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OR OVERHEAD DOORS
	HYDRANT VALVE
	CATCH BASIN
	DOUBLE CATCH BASIN
	SANITARY MANHOLE
	CATCH BASIN / MANHOLE
	STORM MANHOLE
	HYDRO POLE STANDARD / UTILITY POLE
	BICYCLE RING (0.8m x 1.8m x 1.8m H. (2 BIKES PER RING))
	HYDRO TRANSFORMER
	GAS METERS
	DIRECTION OF TRAFFIC FLOW
	SNOW STORAGE AREA
	ACCESSIBLE PARKING SPACE (A & B)
	REFUSE STORAGE BIN
	LIGHT STANDARD (TYP)
	CURB RAMP (SEE CURB RAMP DETAIL)
	CONC. FILLED STEEL BOX LAND
	FIRE SEPARATION / SHAMES CONNECTION
	HANDICAP SIGNAGE (SEE ACCESSIBLE SIGN REQ.)
	BENCH & WASTE RECEPTACLE (SEE LANDSC.)
	FIRE ROUTE SIGN (SEE FIRE ROUTE SIGN REQ.)
	STOP SIGN
	PAINTED STOP BAR
	PROPOSED LANDSCAPED ISLAND W/ CONC. CURB
	PROPOSED GRADES

SITE STATISTICS					
PARKING SPACES (2.70m X 5.4m TYP.)		REQUIRED	PROVIDED	SITE AREA	32,767.36 m <sup>2</sup> or 8.10 AC
GFA = 7,545.39 m <sup>2</sup>				ZONING	M3A INDUSTRIAL THREE A BY LAW 20A-2010
MIE DEDUCTIONS = 18.00 m <sup>2</sup>					REQUIRED
TOTAL GFA = 7,527.39 m <sup>2</sup>					PROVIDED
Warehousing @ 50% = 3,763.69 m <sup>2</sup>		42 Spaces		LOT FRONTAGE	30.0 m
Up to 2,000 m <sup>2</sup> 1 Space				FRONT YARD NORTH	9.00 m
Manufacturing @ 50% = 3,763.69 m <sup>2</sup>		63 Spaces		SIDE YARD (EAST)	6.00 m
Up to 5,000 m <sup>2</sup> 1 Space				SIDE YARD (WEST)	7.60 m
TOTAL PARKING - 140 NUGGETT CRT		105 Spaces	81 Spaces	REAR YARD (SOUTH)	7.60 m
ACCESSIBLE PARKING		4 Spaces	4 Spaces	BUILDING HEIGHT	2 Storeys
30-100 m <sup>2</sup> 1 Space			2.1 x 2.1 m	BUILDING OF G. A.	
LOADING SPACE (3.7m X 9m)		2 Spaces	8 Spaces	140 NUGGETT CRT (EXISTING)	
Up to 2,000 m <sup>2</sup> 1 Space				WAREHOUSE SPACE	6,663.37 m <sup>2</sup> or 1,745 sqft
Manufacturing @ 50% = 1,763.69 m <sup>2</sup>				OFFICE SPACE	881.50 m <sup>2</sup> or 9,273 sqft
TOTAL GFA = 11,305.48 m <sup>2</sup>				TOTAL GFA (EXISTING)	7,545.39 m <sup>2</sup> or 81,218 sqft
Warehousing @ 20% = 2,301.10 m <sup>2</sup>					
Up to 1,000 m <sup>2</sup> 1 Space				116 NUGGETT CRT (EXISTING)	
2,301.10 m <sup>2</sup> 23 Spaces		25 Spaces		PROD. PACKAGING AREA	9,750.30 m <sup>2</sup> or 106,952 sqft
Manufacturing @ 80% = 1,848.88 m <sup>2</sup>				ACCESSORY OFFICE SPACE	759.62 m <sup>2</sup> or 8,261 sqft
Up to 5,000 m <sup>2</sup> 1 Space					
5,000 m <sup>2</sup> 5 Spaces				TOTAL GFA (EXISTING)	11,310.47 m <sup>2</sup> or 123,138 sqft
80-100 m <sup>2</sup> 8 Spaces					
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Flower City



brampton.ca

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

FILE NUMBER: A-2023-0269

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)** 1960526 Ontario Inc  
**Address** 116 Nuggett Court, Brampton, ON, L6T 5A9  
**Phone #** 905-766-9636 **Fax #** \_\_\_\_\_  
**Email** gmicheli@italpasata.com

2. **Name of Agent** Michael Baldassarra  
**Address** 30 Great Gulf Drive, Unit 20, Concord, ON L4K 0K7  
**Phone #** 905-960-0100 **Fax #** \_\_\_\_\_  
**Email** michaelb@baldassarra.ca

→ michaelb@baldassarra.ca

3. **Nature and extent of relief applied for (variances requested):**  
1. To seek relief for the reduction in parking. A total of 258 parking spaces are required where as 191 parking spaces are provided. The site is deficient by 67 parking spaces. Refer to Parking Brief for additional information.  
2. To seek relief for an existing parking aisle width of 6.02m where as an aisle width of 6.60m is required as per the current By-Law.

4. **Why is it not possible to comply with the provisions of the by-law?**  
1. Additional parking spaces and adjustments to parking space have been provided where possible. Parking area is limited for this site.  
2. An aisle width of 6.60m in front of building 116 Nuggett can not be accommodated, since there is insufficient space. The existing aisle width of 6.02 m and concrete walkway of 1.57m is to remain.

5. **Legal Description of the subject land:**  
**Lot Number** PART OF BLOCKS S AND U  
**Plan Number/Concession Number** PLAN NO. 977  
**Municipal Address** 115 & 140 NUGGETT COURT

6. **Dimension of subject land (in metric units)**  
**Frontage** 264.10 m  
**Depth** 124.11 m  
**Area** 3.27 ha

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.)

- Existing building with a GFA of 7,545.39 m2 (81,218 sq.ft.) located on 140 Nuggett Court to remain.

- Existing building with a GFA of 10,546.17 m2 (113,518 sq.ft.) located on 116 Nuggett Court to remain.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

- Total proposed addition is 20,890.87 m2 (224,867sq.ft.). This includes Production addition with a GFA of 2,392.32 m2 ( 25,751 sq.ft.), Production mezzanine with a GFA of 170.21M2 (1,832 sq.ft.), and South addition and mezzanine with a GFA of 236.78 m2 (2,548 sq.ft.)

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

116 Nuggett Court- 15.97 m    140 Nuggett Court- 15.32 m

Rear yard setback

116 Nuggett Court- 14.61 m    140 Nuggett Court- 28.56 m

Side yard setback

116 Nuggett Court- 23.49 m    140 Nuggett Court- 14.77 m

Side yard setback

116 Nuggett Court- 7.06 m    140 Nuggett Court- 14.50 m

PROPOSED

Front yard setback

Ex. 15.92 m

Rear yard setback

Ex. 14.61 m

Side yard setback

Ex. 23.49 m

Side yard setback

Ex. 14.50 m

10. Date of Acquisition of subject land:

116 Nuggett Court- 1988  
140 Nuggett Court- 2015

11. Existing uses of subject property:

Residential

12. Proposed uses of subject property:

Industrial

13. Existing uses of abutting properties:

Industrial

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

116 Nuggett Court- 1989  
140 Nuggett Court- 1989

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

116 Nuggett Court- 1989  
140 Nuggett Court- 2010

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 # SPA-2021-0037 Status In Review

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

Trinity Ho  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Vaughan

THIS 23rd DAY OF August, 20 23.

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, Trinity Ho of Baldassarra Architects, 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 Brampton

IN THE Region OF

Peel THIS 23 DAY OF

Aug., 20 23

Jeanie Myers  
A Commissioner etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.  
Trinity Ho  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

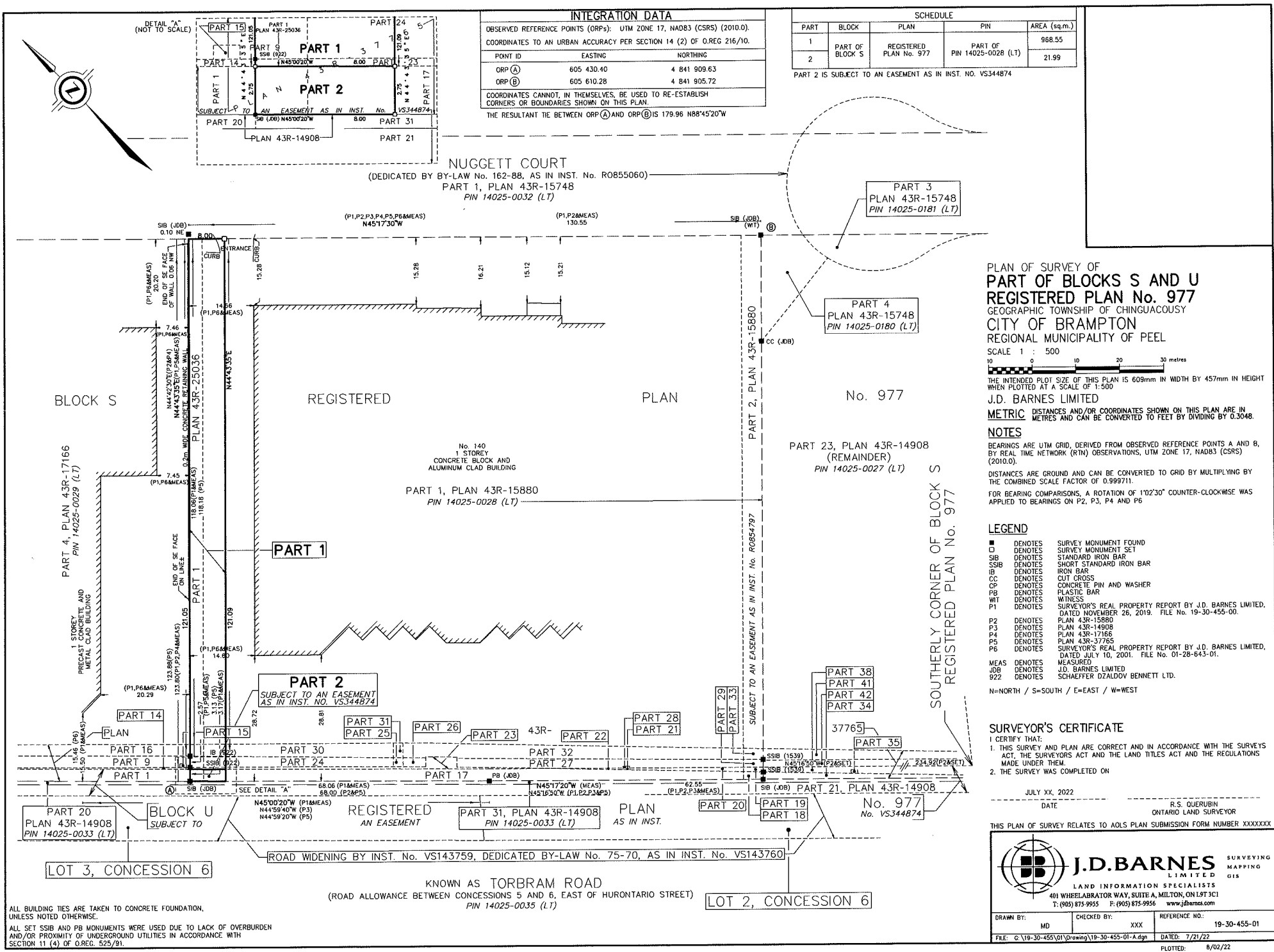
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED August 23, 2023

Date Application Deemed Complete by the Municipality \_\_\_\_\_



INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	605 430.40	4 841 909.63	
ORP (B)	605 610.28	4 841 905.72	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 179.96 N88°45'20"W			

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA (sq.m.)
1	PART OF BLOCK S	REGISTERED PLAN No. 977	PART OF PIN 14025-0028 (LT)	968.55
2				21.99

PART 2 IS SUBJECT TO AN EASEMENT AS IN INST. NO. VS344874

PLAN OF SURVEY OF  
**PART OF BLOCKS S AND U**  
**REGISTERED PLAN No. 977**  
GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEI  
SCALE 1 : 500  
THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:500  
J.D. BARNES LIMITED  
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
**NOTES**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999711.  
FOR BEARING COMPARISONS, A ROTATION OF 1°02'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2, P3, P4 AND P6

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CC DENOTES CUT CROSS
  - CP DENOTES CONCRETE PIN AND WASHER
  - PB DENOTES PLASTIC BAR
  - WIT DENOTES WITNESS
  - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, DATED NOVEMBER 28, 2019, FILE No. 19-30-455-00.
  - P2 DENOTES PLAN 43R-15880
  - P3 DENOTES PLAN 43R-14908
  - P4 DENOTES PLAN 43R-17166
  - P5 DENOTES PLAN 43R-37765
  - P6 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, DATED JULY 10, 2001, FILE No. 01-28-643-01.
  - MEAS DENOTES MEASURED
  - JOB DENOTES J.D. BARNES LIMITED
  - 922 DENOTES SCHAEFFER DZALDOV BENNETT LTD.
- N=North / S=South / E=East / W=West

**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 ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON

JULY XX, 2022  
DATE  
R.S. QUERUBIN  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX

**J.D. BARNES**  
LIMITED  
LAND INFORMATION SPECIALISTS  
401 WHIRLWIND WAY, SUITE A, MILTON, ON L9T 3C1  
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: MD	CHECKED BY: XXX	REFERENCE NO.: 19-30-455-01
FILE: C:\19-30-455\01\Drawing\19-30-455-01-A.dgn		DATED: 7/21/22
PLOTTED: 8/02/22		

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.  
ALL SET SIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

KNOWN AS TORBRAM ROAD  
(ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6, EAST OF HURONTARIO STREET)  
PIN 14025-0035 (LT)

LOT 2, CONCESSION 6

TOPOGRAPHIC SURVEY OF  
PART OF BLOCKS S AND U  
REGISTERED PLAN No. 977  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEI

SCALE 1 : 500  
10 0 10 20 30 metres

J.D. BARNES LIMITED

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

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928.78) AND ARE DERIVED FROM  
GROSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL M12.0.

LOCAL BENCHMARK

OUT CROSS ON CURB ON THE SOUTHEASTERN SIDE OF THE MOST SOUTHEASTERN  
INTRUSION TO No. 116 NUGGETT COURT, AS SHOWN ON FACE OF PLAN.  
ELEVATION=190.55m

LEGEND

- CB DENOTES DOUBLE CATCH-BASIN
- CR DENOTES SINGLE CATCH-BASIN
- GR DENOTES GAS KEY
- GM DENOTES GAS METER
- NH DENOTES MANHOLE
- TWH DENOTES TELEPHONE MANHOLE
- SAN MH DENOTES SANITARY MANHOLE
- STW MH DENOTES STORM MANHOLE
- WMH DENOTES WATER MANHOLE
- BOL DENOTES BOLLARD
- FP DENOTES FLAG POLE
- AP DENOTES ANCHOR POLE
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- TJB DENOTES TELEPHONE JUNCTION BOX
- FED DENOTES TELEPHONE PEDESTAL
- HY DENOTES FIRE HYDRANT
- WK DENOTES WATER KEY
- SV DENOTES SPRINKLER VALVE
- WV DENOTES WATER VALVE
- FB DENOTES FLOWER BOX
- OC DENOTES OVERHEAD CABLE
- DT DENOTES DECIDUOUS TREE  
(DIA=DIAMETER OF TRUNK IN METRES)
- CD DENOTES CONIFEROUS TREE  
(DIA=DIAMETER OF TRUNK IN METRES)


BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON  
SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT  
LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND  
THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION  
SHOWN ON THIS PLAN.

PRIMARY CONTOURS ARE AT 1.00m INTERVALS.  
SECONDARY CONTOURS ARE AT 0.25m INTERVALS.

BOUNDARY INFORMATION IS COMPILED FROM SURVEYOR'S REAL PROPERTY REPORT  
BY J.D. BARNES LIMITED, DATED NOVEMBER 26, 2019.

SURVEY COMPLETED ON THE 15th DAY OF NOVEMBER, 2019.

		<b>J.D. BARNES LIMITED</b>		SURVIVING MAPPING GIS	
LAND INFORMATION SPECIALISTS					
40 WHEELAMOR WAY, SUITE A, MILTON, ONTARIO L7T 1K1					
T: (905) 875-8551 F: (905) 875-8556 www.jdbarnes.com					
DRAWN BY:	AP	CHECKED BY:	SP	REFERENCE NO.:	19-30-455-00-B-TOPO
FILE: G:\19-30-455\00\Drawings\19-30-455-00-Topo.dwg					
DATE: NOVEMBER 26th, 2019					
PLOTTED: 11/26/2019					

July 21<sup>st</sup>, 2023

A - 2023-0269

City of Brampton  
Public Works & Engineering Department  
1975 Williams Parkway  
Brampton, ON L6S 6E5

Attn: Mr. David Monaghan  
Supervisor, Traffic Development

**Re: Parking Justification Brief Update  
Proposed Addition to the Existing Industrial Development  
116 & 140 Nuggett Court  
City of Brampton  
SPA-2021-0037  
Our File No. W21011**

Dear Mr. Monaghan,

This letter is an update to the Parking Justification Brief dated February 26<sup>th</sup>, 2021 for the proposed addition to the existing Industrial Development at 116 & 140 Nuggett Court, in the City of Brampton.

This Parking Justification Brief Update utilizes the results of our parking occupancy survey to justify the proposed parking supply for each lot.

#### **EXISTING DEVELOPMENT**

The existing Industrial Development at 116 & 140 Nuggett Court is located immediately west of Nuggett Court and approximately 300 metres north of Bramhurst Avenue. The Location Plan is provided in **Figure 1**. The existing Industrial Development consists of two (2) buildings; 116 Nuggett Court and 140 Nuggett Court.

The building at 116 Nuggett Court is occupied by Italtasta Limited's office staff and plant staff for production and packaging. The building has an area of 8,437 m<sup>2</sup> (90,814 ft<sup>2</sup>) for industrial use and an area of 2,109 m<sup>2</sup> (22,704 ft<sup>2</sup>) for warehouse use, which includes an ancillary office that has an area of 796 m<sup>2</sup> (8,566 ft<sup>2</sup>). The office staff consists of 22 employees that work from Monday to Friday between 9:00 A.M. and 5:00 P.M. during typical conditions. The plant staff consists of 35 employees that work from Tuesday to Saturday between 7:00 A.M. and 3:00 P.M., 20 employees that work from Monday to Friday between 3:00 P.M. and 11:00 P.M. and 25 employees that work from Monday to Friday between 11:00 P.M. and 7:00 A.M.

Page 2

July 21<sup>st</sup>, 2023

Attn: Mr. David Monaghan  
Supervisor, Traffic Development

**Re: Parking Justification Brief Update**  
**Proposed Addition to the Existing Industrial Development**  
**116 & 140 Nuggett Court**  
**City of Brampton**  
**SPA-2021-0037**  
**Our File No. W21011**

The building at 140 Nuggett Court has a total area of 7,545 m<sup>2</sup> (81,218 ft<sup>2</sup>) with a net gross floor area of 7,527m<sup>2</sup> (81,020 ft<sup>2</sup>), which includes an office that has an area of 862 m<sup>2</sup> (9,273 ft<sup>2</sup>). As a result, the land use that will be considered when determining the parking requirements comprises 3,764 m<sup>2</sup> (40,512 ft<sup>2</sup>) for industrial use and 3,764 m<sup>2</sup> (40,512 ft<sup>2</sup>) for warehouse use. Currently, the office is vacant and the rest of the building is occupied by Italtapa Limited's IT staff and plant staff for warehouse and packaging. Italtapa Limited's IT staff consists of 2 employees that work from Monday to Friday between 8:00 A.M. and 5:00 P.M. Italtapa Limited's plant staff consists of 4 employees that work from Monday to Friday between 7:00 A.M. and 3:00 P.M., 3 employees that work from Monday to Friday between 3:00 P.M. and 11:00 P.M. and 3 employees that work from Monday to Friday between 11:00 P.M. and 7:00 A.M.

#### **PROPOSED CHANGES TO THE EXISTING INDUSTRIAL DEVELOPMENT**

The proposed changes to the existing Industrial Development comprises an addition that connects with the north wall of 116 Nuggett Court and the south wall of 140 Nuggett Court and an addition that connects with 116 Nuggett Court at its southwest end. The proposed addition comprises a total area of 2,799 m<sup>2</sup> (30,128 ft<sup>2</sup>). For 116 Nuggett Court, with the proposed addition, the net gross floor area will be 11,305 m<sup>2</sup> (121,691 ft<sup>2</sup>) with 9,044 m<sup>2</sup> (97,353 ft<sup>2</sup>) for industrial use and 2,261 m<sup>2</sup> (24,338 ft<sup>2</sup>) for warehouse use.

116 Nuggett Court will comprise of 110 parking spaces and 140 Nuggett Court will comprise of 81 parking spaces. For the Subject Development, the number of employees is not expected to change with the proposed addition.

The Site Plan prepared by Baldassarra Architects Inc. dated July 2023 is attached.

Page 3

July 21<sup>st</sup>, 2023

Attn: Mr. David Monaghan  
Supervisor, Traffic Development

**Re: Parking Justification Brief Update**  
**Proposed Addition to the Existing Industrial Development**  
**116 & 140 Nuggett Court**  
**City of Brampton**  
**SPA-2021-0037**  
**Our File No. W21011**

## **PROPOSED PARKING REQUIREMENT AND SUPPLY**

The parking requirements for 116 Nuggett Court and 140 Nuggett Court are based on the City of Brampton's Zoning By-Law 270-2004.

For 116 Nuggett Court, the lot will have an area of 9,044 m<sup>2</sup> (97,349 ft<sup>2</sup>) for industrial use and an area of 2,261 m<sup>2</sup> (24,337 ft<sup>2</sup>) for warehouse use. Both land uses will have associated office, retail and educational land uses that are less than 15% of the total G.F.A. As a result, the minimum parking rate for the industrial land use will be "83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres" and the minimum parking rate for the warehouse land use will be "1 parking space per 90 square metres gross floor area or portion thereof". Therefore, based on the Zoning By-Law, 153 parking spaces is required. With a proposed parking supply of 110 parking spaces, 116 Nuggett Court will be deficient by 43 parking spaces.

For 140 Nuggett Court, the lot will have an area of 3,764 m<sup>2</sup> (40,512 ft<sup>2</sup>) for industrial use and 3,764 m<sup>2</sup> (40,512 ft<sup>2</sup>) for warehouse use. Both land uses will have associated office, retail and educational land uses that are less than 15% of the total G.F.A. As a result, the minimum parking rate for the industrial land use will be "1 parking space per 60 square metres gross floor area or portion thereof" and the minimum parking rate for the warehouse land use will be "1 parking space per 90 square metres gross floor area or portion thereof". Therefore, based on the Zoning By-Law, 105 parking spaces is required. With a proposed parking supply of 81 parking spaces, 140 Nuggett Court will be deficient by 24 parking spaces.

## **PARKING SURVEY REVIEW**

After reviewing the staff working schedule of Italtasta Limited staff, CANDEVCON LIMITED conducted a parking occupancy survey for a typical weekday on Tuesday January 10<sup>th</sup>, 2023 from 2:00 P.M. to 4:00 P.M. The time period chosen for the parking occupancy survey captured the peak parking demand for both lots during its existing conditions. Parking occupancy counts were collected every half an hour. **Table 1** summarizes the results of the parking survey for 116 Nuggett Court and **Table 2** summarizes the results of the parking survey for 140 Nuggett Court.

Page 4  
July 21<sup>st</sup>, 2023  
Attn: Mr. David Monaghan  
Supervisor, Traffic Development  
**Re: Parking Justification Brief Update**  
**Proposed Addition to the Existing Industrial Development**  
**116 & 140 Nuggett Court**  
**City of Brampton**  
**SPA-2021-0037**  
**Our File No. W21011**

**TABLE 1**  
**PARKING OCCUPANCY SURVEY FOR 116 NUGGETT COURT**

<b>TIME OF PARKING OCCUPANCY COUNT</b>	<b># OF OCCUPIED PARKING SPACES</b>
2:00 P.M.	34
2:30 P.M.	41
3:00 P.M.	<b>49</b>
3:30 P.M.	28
4:00 P.M.	27

For 116 Nuggett Court, the peak parking demand of 49 parking spaces occurred at 3:00 P.M., which reflects the changeover of plant staff; where employees that work between 7:00 A.M. and 3:00 P.M. end their shift and employees that work between 3:00 P.M. and 11:00 P.M. begin their shift. Having said that, the parking demand survey captured the overlapping of vehicles during this time.

With a proposed parking supply of 110 parking spaces, under the current staffing conditions, 116 Nuggett Court will have a surplus of 61 parking spaces. When the parking occupancy survey was conducted, Italtasta Limited’s office staff were either working from home or working in the office. With 22 employees in total, the number of employees that work in the office on any given day ranges from 12 to 15 employees. Since the lot will have a surplus of 61 parking spaces when using the peak parking demand captured, the parking provided will continue to exceed the parking demand if all of the employees end up working in the office in the future.

Page 5  
July 21<sup>st</sup>, 2023  
Attn: Mr. David Monaghan  
Supervisor, Traffic Development  
**Re: Parking Justification Brief Update**  
**Proposed Addition to the Existing Industrial Development**  
**116 & 140 Nuggett Court**  
**City of Brampton**  
**SPA-2021-0037**  
**Our File No. W21011**

TABLE 2  
PARKING OCCUPANCY SURVEY FOR 140 NUGGETT COURT

TIME OF PARKING OCCUPANCY COUNT	# OF OCCUPIED PARKING SPACES
2:00 P.M.	4
2:30 P.M.	4
3:00 P.M.	6
3:30 P.M.	4
4:00 P.M.	4

For 140 Nuggett Court, the peak parking demand of 6 parking spaces occurred at 3:00 P.M., which reflects the changeover of plant staff; where employees that work between 7:00 A.M. and 3:00 P.M. end their shift and employees that work between 3:00 P.M. and 11:00 P.M. begin their shift. Having said that, the parking demand survey captured the overlapping of vehicles during this time. With a proposed parking supply of 81 parking spaces, 140 Nuggett Court will have a surplus of 75 parking spaces.

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July 21<sup>st</sup>, 2023

Attn: Mr. David Monaghan  
Supervisor, Traffic Development

**Re: Parking Justification Brief Update**  
**Proposed Addition to the Existing Industrial Development**  
**116 & 140 Nuggett Court**  
**City of Brampton**  
**SPA-2021-0037**  
**Our File No. W21011**

We trust that this Letter justifies the parking supply for 116 Nuggett Court and the parking supply for 140 Nuggett Court with the proposed Addition. However, if you have any questions or concerns or if we may be of further assistance, please do not hesitate to call us.

Yours truly,

**CANDEVCON LIMITED**

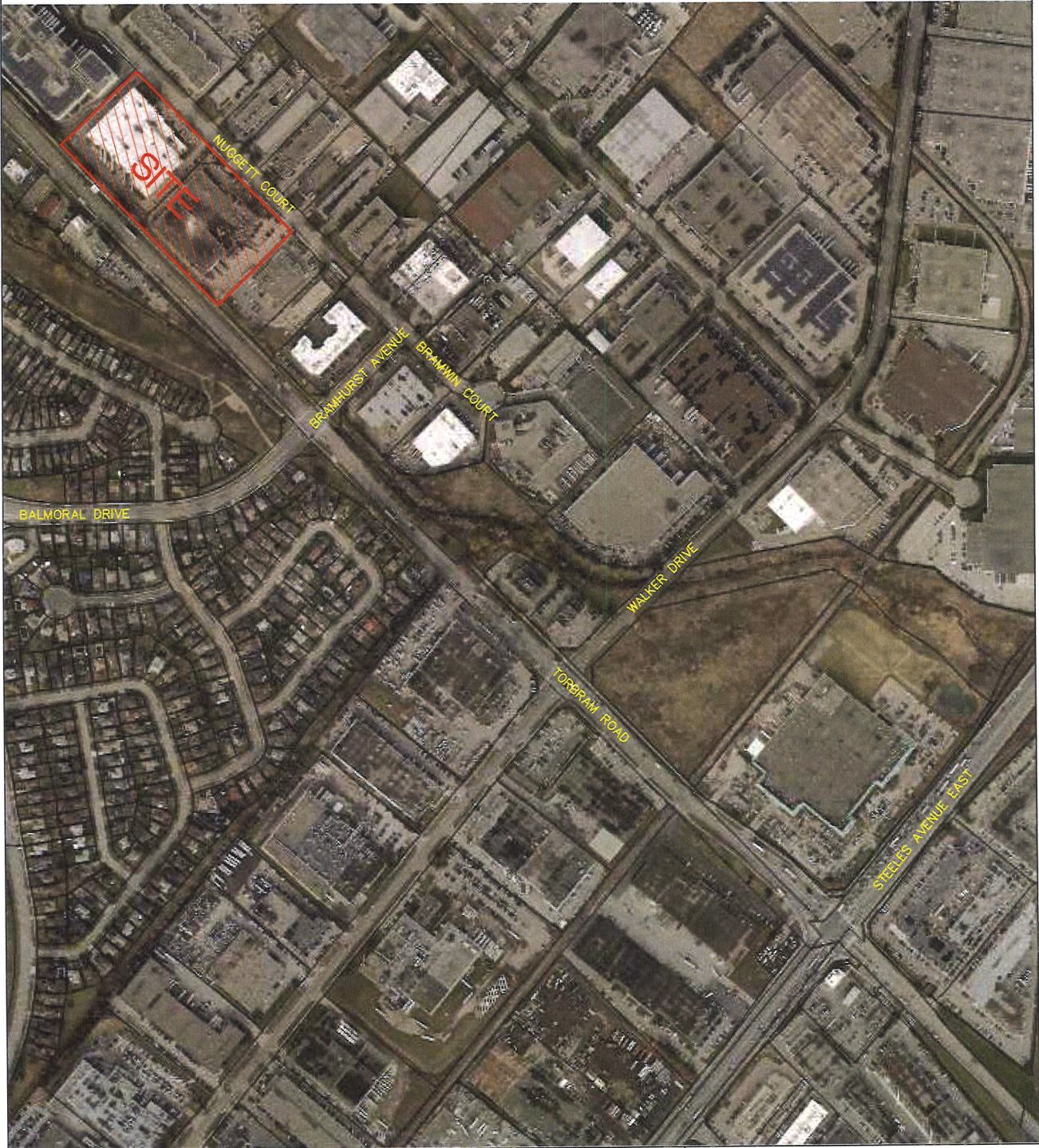


Brian Wong, P. Eng.  
Intermediate Transportation Engineer

Attachments: Figure 1 – Location Plan,  
Site Plan prepared by Baldassarra Architects Inc.



David Lee, P. Eng.  
Project Manager



ITALPASTA LIMITED  
PARKING JUSTIFICATION BRIEF  
PROPOSED ADDITION TO THE EXISTING INDUSTRIAL DEVELOPMENT  
116 AND 140 NUGGETT COURT  
CITY OF BRAMPTON

LOCATION PLAN



N.T.S.

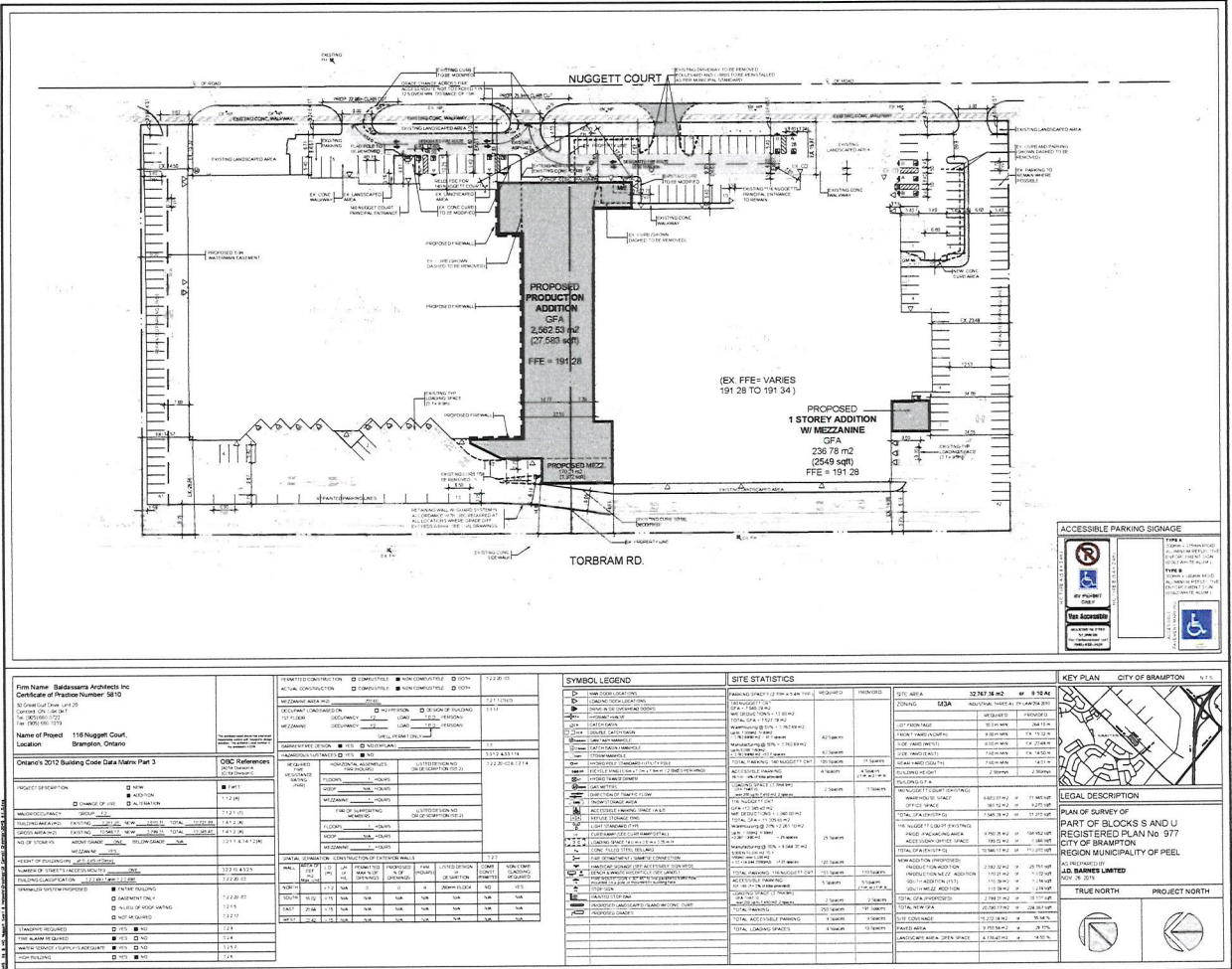
**CDE CANDEVCON LIMITED**  
CONSULTING ENGINEERS AND PLANNERS  
3350 GOREWAY DRIVE  
TEL. (905) 794-0800  
BRAMPTON, ONTARIO L6P 0M7  
FAX. (905) 794-0811

DATE:  
FEBRUARY 23, 2021

DESIGN:  
K.F.

JOB No. W21011

FIG. No. 1



No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	OCT 01, 2020
2	ISSUED FOR CLIENT REVIEW	DEC 28, 2020
3	ISSUED FOR PAC MEETING	MAR 10, 2021
4	ISSUED FOR SPA	FEB 26, 2021
5	RE-ISSUED FOR SPA	JUN 20, 2021
6	RE-ISSUED FOR SPA	JUL 01, 2021

CITY OF BRAMPTON  
SITE PLAN  
APPROVED  
subject to an agreement  
On This Day of  
Allan Persons, MOP, RPP  
Director, Development Services

BALDASSARRA  
Architects Inc.  
35 Great Gulf Drive, Unit 20 | Concord ON | L4K 0C7  
905.882.8722 | www.baldassarra.ca



116 NUGGETT  
COURT ADDITION  
116 NUGGETT CT  
BRAMPTON, ON

SITE PLAN  
JAN 2020  
PROJECT N  
CHECKED  
DATE: 1 2020  
20-45  
A-1.0



79 Wellington St. W., 30th Floor  
Box 270, TD South Tower  
Toronto, Ontario M5K 1N2 Canada  
P. 416.865.0040 | F. 416.865.7380  
www.torys.com

Gwen Johnson  
gjohnson@torys.com  
P. 416.865.8110

June 2, 2023

Ministry of Finance  
Advisory & Compliance Branch  
Tax Compliance & Benefits Division  
33 King Street West  
Oshawa, ON L1H 8H9

Dear Sirs:

**Re: Transfer from Joseph Vitale Management Limited to 1960526 Ontario Inc. PINs 14025-0027(LT), 14025-0180(LT) & 14025-0181(LT) municipally known as 116 Nuggett Court, Brampton**

Please find enclosed a copy of Transfer PR4207018 registered in the Land Titles Office for the Land Titles Division of Peel on June 1, 2023. This is a transfer from beneficial owner to trustee for the same beneficial owner.

In this regard, please also find enclosed the required supplemental declaration from the transferee.

Yours truly,

Gwen Johnson  
Senior Law Clerk

GJ  
Enclosures

01045-0001 38618469.1

---

Properties			
PIN	14025 - 0027	LT	Interest/Estate    Fee Simple
Description	PT BLK S PL 977 CHINGUACOUSY; PT BLK U PL 977 CHINGUACOUSY PTS 22 & 23, 43R14908 ; S/T VS344874 BRAMPTON		
Address	116 NUGGETT COURT BRAMPTON		
PIN	14025 - 0180	LT	Interest/Estate    Fee Simple
Description	PT BLK S PL 977 CHINGUACOUSY PT 4 , 43R15748 ; BRAMPTON		
Address	116 NUGGETT COURT BRAMPTON		
PIN	14025 - 0181	LT	Interest/Estate    Fee Simple
Description	PT NUGGETT CT CHINGUACOUSY CLOSED BY RO855059 BEING PT BLK S, PL 977, PT 3, 43R15748 ; S/T RO822095 BRAMPTON		
Address	116 NUGGETT COURT BRAMPTON		

Consideration	
Consideration	\$0.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	JOSEPH VITALE MANAGEMENT LIMITED
Address for Service	116 Nuggett Court, Brampton, ON L6T 5A9
A person or persons with authority to bind the corporation has/have consented to the registration of this document. This document is not authorized under Power of Attorney by this party.	

Transferee(s)	Capacity	Share
Name	1960526 ONTARIO INC.	
Address for Service	116 Nuggett Court, Brampton, ON L6T 5A9	

Signed By				
Donald Barclay Roger	Suite 3000, 79 Wellington St. W Toronto M5K 1N2	acting for Transferor(s)	Signed	2023 06 01
Tel	416-865-0040			
Fax	416-865-7380			
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards. I have the authority to sign and register the document on behalf of all parties to the document.				
Donald Barclay Roger	Suite 3000, 79 Wellington St. W Toronto M5K 1N2	acting for Transferee(s)	Signed	2023 06 01
Tel	416-865-0040			
Fax	416-865-7380			
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards. I have the authority to sign and register the document on behalf of all parties to the document.				

Submitted By		
TORYS LLP	Suite 3000, 79 Wellington St. W Toronto M5K 1N2	2023 06 01
Tel	416-865-0040	
Fax	416-865-7380	

**Fees/Taxes/Payment**

Statutory Registration Fee	\$69.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$69.00

**File Number**

Transferor Client File Number :	01045-0001
Transferee Client File Number :	01045-0001

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14025 - 0027 PT BLK S PL 977 CHINGUACOUSY; PT BLK U PL 977 CHINGUACOUSY PTS 22 & 23, 43R14908 ; S/T VS344874 BRAMPTON

14025 - 0180 PT BLK S PL 977 CHINGUACOUSY PT 4 , 43R15748 ; BRAMPTON

14025 - 0181 PT NUGGETT CT CHINGUACOUSY CLOSED BY RO855059 BEING PT BLK S, PL 977, PT 3, 43R15748 ; S/T RO822095 BRAMPTON

BY: JOSEPH VITALE MANAGEMENT LIMITED

TO: 1960526 ONTARIO INC.

1. JOSEPH VITALE

- I am
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
  - ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
  - ☐ (c) A transferee named in the above-described conveyance;
  - ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
  - ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1960526 ONTARIO INC. described in paragraph(s) (c) above.
  - ☐ (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -Items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

4.

- Explanation for nominal considerations:
- c) beneficial owner to trustee (evidence required to be submitted)

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (b) This is not a conveyance of "designated land".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY information Record

A. Nature of Instrument:	Transfer			Date:	2023/06/01
	LRO 43	Registration No.	PR4207018		
B. Property(s):	PIN 14025 - 0027	Address	116 NUGGETT COURT BRAMPTON	Assessment Roll No	2110100 - 02502480
	PIN 14025 - 0180	Address	116 NUGGETT COURT BRAMPTON	Assessment Roll No	-
	PIN 14025 - 0181	Address	116 NUGGETT COURT BRAMPTON	Assessment Roll No	-
C. Address for Service:	116 Nuggett Court, Brampton, ON L6T 5A9				
D. (i) Last Conveyance(s):	PIN 14025 - 0027	Registration No.	RO1170005		

LAND TRANSFER TAX STATEMENTS

PIN 14025 - 0180 Registration No.  
PIN 14025 - 0181 Registration No. RO822095

(II) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Donald Barclay Roger  
Suite 3000, 79 Wellington St. W  
Toronto M5K 1N2

# Zoning Non-compliance Checklist

File No.  
A-2022-

Applicant: 1960526 Ontario Inc.  
Address: 116 Nuggett and 140 Nuggett  
Zoning:  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	116 Nuggett To provide 110 parking spaces.  140 Nuggett To provide 81 parking spaces.	Whereas 153 parking spaces are required.  Whereas 105 spaces are required.	
AISLE WIDTH	To allow an parking aisle width of 6.02 metres.	Whereas the by-law requires a minimum aisle width of 6.6 metres	
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
Reviewed by Zoning

Aug 1, 2023  
Date