

Application for Minor VarianceSection 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,
4th 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. 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 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, 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 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

No	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	OCT. 07, 2018
2	ISSUED FOR CLIENT REVIEW	DEC. 25, 2018
3	ISSUED FOR FAC MEETING	MAR. 10, 2020
4	ISSUED FOR SPA	FEB. 26, 2020
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.baldassarra.ca



OWNERS INFORMATION

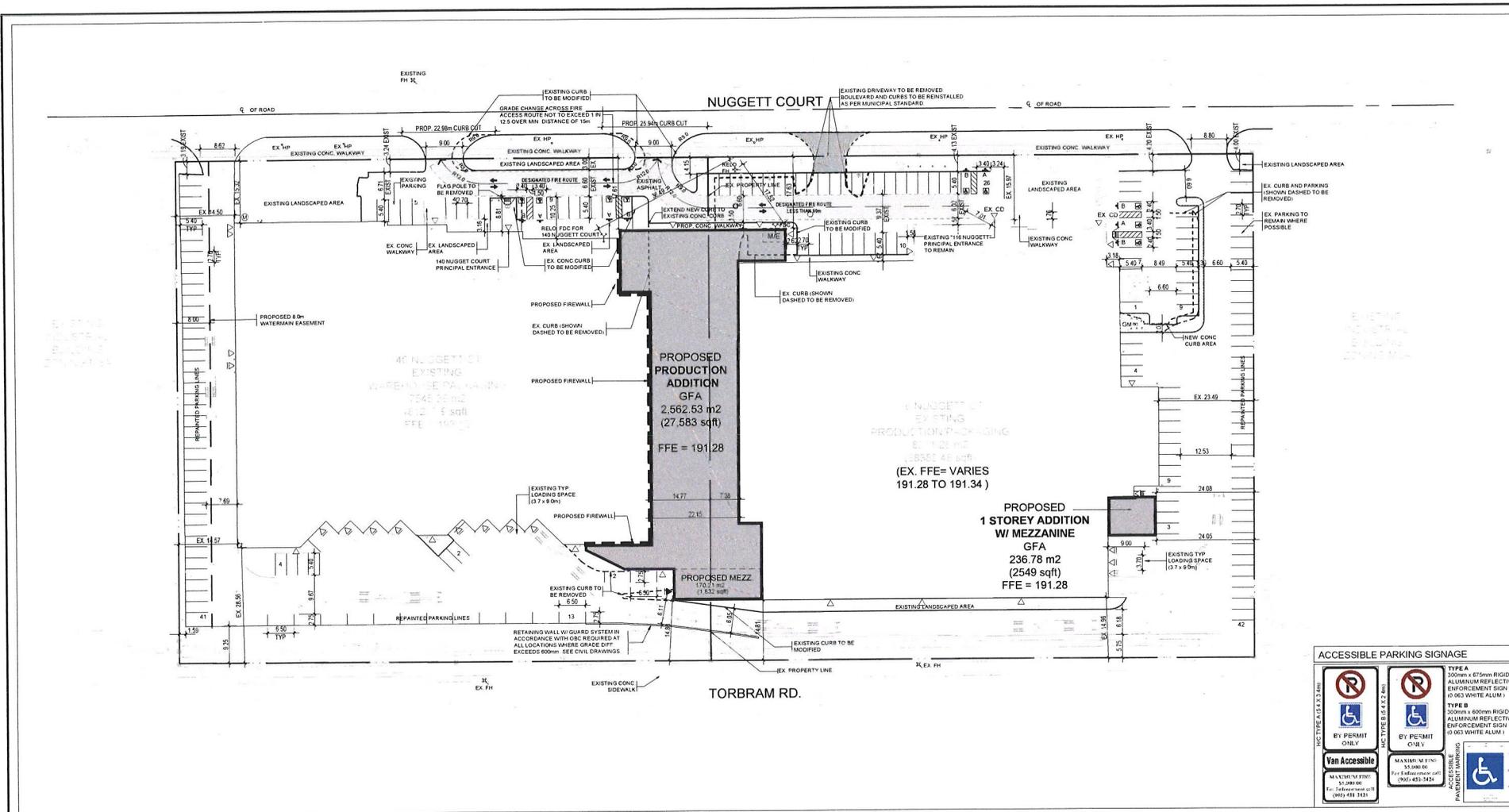
116 NUGGETT COURT ADDITION

116 NUGGETT CT
 BRAMPTON, ON

SITE PLAN

DATE	DRAWN BY	CHECKED	SCALE
JAN 2020	IK		1:500

PROJECT NO: 20-45 DRAWING NO: A-1.0



ACCESSIBLE PARKING SIGNAGE

TYPE A: 300mm x 675mm RIGID ALUMINUM REFLECTIVE ENFORCEMENT SIGN (0.063 WHITE ALUM.)

TYPE B: 300mm x 600mm RIGID ALUMINUM REFLECTIVE ENFORCEMENT SIGN (0.063 WHITE ALUM.)

BY PERMIT ONLY

MAXIMUM HEIGHT: 3.0m (9.84ft)

For Further details call: (905) 483-3434

Firm Name: Baldassarra Architects Inc.
Certificate of Practice Number: 5810

Name of Project: 116 Nuggett Court, Brampton, Ontario

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	ALTERATION	Part 3
MAJOR OCCUPANCY GROUP	F2		3.1.2.1 (1)
BUILDING AREA (m ²)	EXISTING: 8,211.38, NEW: 2,510.71, TOTAL: 10,722.09		1.4.1.2 (A)
GROSS AREA (m ²)	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)
HEIGHT OF BUILDING (m)	8.0 (LIVE OF DECK)		3.2.1.1 & 3.2.5
NUMBER OF STREETS / ACCESS ROUTES	ONE		3.2.2.0-43
BUILDING CLASSIFICATION	3.2.2.00 / 3.2.2.00B		3.2.2.0-43
SPRINKLER SYSTEM PROPOSED	ENHANCED BUILDING		3.2.2.0-43
	BASEMENT ONLY		3.2.1.5
	IN LIEU OF ROOF RATING		3.2.2.17
	NOT REQUIRED		3.2.2.17
STANDPIPE REQUIRED	YES	NO	3.2.9
FIRE ALARM REQUIRED	YES	NO	3.2.4
WATER SERVICE / SUPPLY IS ADEQUATE	YES	NO	3.2.5.7
HIGH BUILDING	YES	NO	3.2.6

PERMITTED CONSTRUCTION	COMBUSTIBLE	NON-COMBUSTIBLE	BOTH	3.2.2.0-43				
ACTUAL CONSTRUCTION	COMBUSTIBLE	NON-COMBUSTIBLE	BOTH	3.2.1.1 (2) & (6)				
MEZZANINE AREA (m ²)	288.60			3.1.1.7				
OCCUPANT LOAD BASED ON	1/2 PERSON	DESIGN OF BUILDING						
1ST FLOOR OCCUPANCY	F2	LOAD: 1.8 PERSONS						
MEZZANINE OCCUPANCY	F2	LOAD: 1.8 PERSONS						
BARRIER FREE DESIGN	YES	NO (EX-PLAN)		3.8				
HAZARDOUS SUBSTANCES	YES	NO		3.3.1.2 & 3.3.1.9				
REQUIRED FIRE RESISTANCE RATING (FRR)				3.2.2.0-43 & 3.2.1.4				
HORIZONTAL ASSEMBLIES (FRR (HOURS))				LISTED DESIGN NO. OR DESCRIPTION (IS-2)				
FLOORS	1 HOURS							
MEZZANINE	N/A HOURS							
FRR OF SUPPORTING MEMBERS				LISTED DESIGN NO. OR DESCRIPTION (IS-2)				
FLOORS	1 HOURS							
MEZZANINE	N/A HOURS							
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS				3.2.3				
WALL AREA OF EBF (m ²)								
PERMITTED MAX % OF OPENINGS								
PROPOSED % OF OPENINGS								
FRR (HOURS)								
LISTED DESIGN OR DESCRIPTION								
COMB. CONIST. PERMITTED								
NON-COMB. CLADDING REQUIRED								
NORTH	<12	N/A	0	0	4	290mm BOP	NO	YES
EAST	16.02	>15	N/A	N/A	N/A	N/A	N/A	N/A
SOUTH	28.64	>15	N/A	N/A	N/A	N/A	N/A	N/A
WEST	33.42	>15	N/A	N/A	N/A	N/A	N/A	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
- GAZ 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)
- LOADING SPACE 14.0m x 3.5m x 1.35m H.
- CONC. FILLED STEEL ISLAND
- FIRE DEPARTMENT GARRAGE CONNECTION
- HANDICAP SIGNAGE (SEE ACCESSIBLE SIGN REQ.)
- BENCH & WASTE RECEPTACLE (SEE LANDS)
- FIRE RISK SIGN (SEE FIRE DEPARTMENT WORKING INSTRUCTIONS AT THE BASE OF INSULATED BUILDING)
- STOP SIGN
- PAINTED STOP BAR
- PROPOSED LANDSCAPED ISLAND W/ CONC. CURB
- PROPOSED GRADES

SITE STATISTICS

PARKING SPACES (2.7m x 5.4m TYP.)	REQUIRED	PROVIDED
140 NUGGETT CRT GFA = 7,545.39 m ² ME DEDUCTIONS = 18.00 m ² TOTAL GFA = 7,527.39 m ²		
Warehouse @ 50% = 3,763.69 m ² Up to 7,000 m ² 1900		42 Spaces
Manufacturing @ 80% = 3,763.69 m ² Up to 5,000 m ² 1900		63 Spaces
TOTAL PARKING - 140 NUGGETT CRT	105 Spaces	81 Spaces
ACCESSIBLE PARKING (7.6m x 3.0m) GFA THAT IS: 1.000 to 1,500 m ² 2 Spaces	4 Spaces	4 Spaces
LOADING SPACE (3.7m x 9m) GFA THAT IS: 1.000 to 1,500 m ² 2 Spaces	2 Spaces	8 Spaces
116 NUGGETT CRT GFA = 11,341.48 m ² ME DEDUCTIONS = 2,040.00 m ² TOTAL GFA = 9,301.48 m ² Warehouse @ 20% = 2,040.00 m ² Up to 7,000 m ² 1900		25 Spaces
Manufacturing @ 80% = 9,044.38 m ² 1,000 to 10,000 m ² 81 + 1900 (max 5,000)		128 Spaces
TOTAL PARKING - 116 NUGGETT CRT	153 Spaces	110 Spaces
ACCESSIBLE PARKING (10.1m x 1.9m (at least 1 provided))	5 Spaces	5 Spaces
LOADING SPACE (3.7m x 9m) GFA THAT IS: 1.000 to 1,500 m ² 2 Spaces	2 Spaces	2 Spaces
TOTAL PARKING	258 Spaces	191 Spaces
TOTAL ACCESSIBLE PARKING	9 Spaces	9 Spaces
TOTAL LOADING SPACES	4 Spaces	10 Spaces

KEY PLAN CITY OF BRAMPTON N T S

LEGAL DESCRIPTION

PLAN OF SURVEY OF PART OF BLOCKS S AND U REGISTERED PLAN NO. 977 CITY OF BRAMPTON REGION MUNICIPALITY OF PEEL

AS PREPARED BY J.D. BARNES LIMITED NOV 26 2019

TRUE NORTH PROJECT NORTH

140 NUGGETT COURT (EXISTING)	WAREHOUSE SPACE	OFFICE SPACE	116 NUGGETT CRT (EXISTING)	PROD. / PACKAGING AREA	ACCESSORY OFFICE SPACE	116 NUGGETT CRT (EXISTING)	WAREHOUSE SPACE	OFFICE SPACE	NEW ADDITION (PROPOSED)	PRODUCTION ADDITION	PRODUCTION MEZZ. ADDITION	SOUTH MEZZ. ADDITION	TOTAL GFA (PROPOSED)	TOTAL NEW GFA	SITE COVERAGE	PAVED AREA	LANDSCAPE AREA - OPEN SPACE
32,767.36 m ²	6,683.67 m ²	89.50 m ²	7,545.39 m ²	9,750.35 m ²	785.62 m ²	11,341.48 m ²	2,392.32 m ²	170.21 m ²	2,392.32 m ²	170.21 m ²	118.38 m ²	118.38 m ²	2,799.31 m ²	20,890.67 m ²	10,232.34 m ²	9,758.54 m ²	4,776.48 m ²
or 8.10 AC	or 71.845 ac	or 0.273 ac	or 81.216 ac	or 104.952 ac	or 0.856 ac	or 113.516 ac	or 25.751 ac	or 0.432 ac	or 1.832 ac	or 0.432 ac	or 1.274 ac	or 1.274 ac	or 30.131 ac	or 224.867 ac	or 55.64 %	or 29.78 %	or 14.58 %

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 # 905-766-8838 **Fax #** _____
Email gmichel@tbalpasata.com

2. **Name of Agent** Michael Baldassarra
Address 30 Great Gulf Drive, Unit 20, Concord, ON L4K 0K7

Phone # 905-960-1100 **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 116 & 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- 14.81 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- 7.35 m	140 Nuggett Court- 14.50 m

PROPOSED

Front yard setback	Ex. 15.32 m
Rear yard setback	Ex. 14.81 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 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 # 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, 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, 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., 2023

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: _____

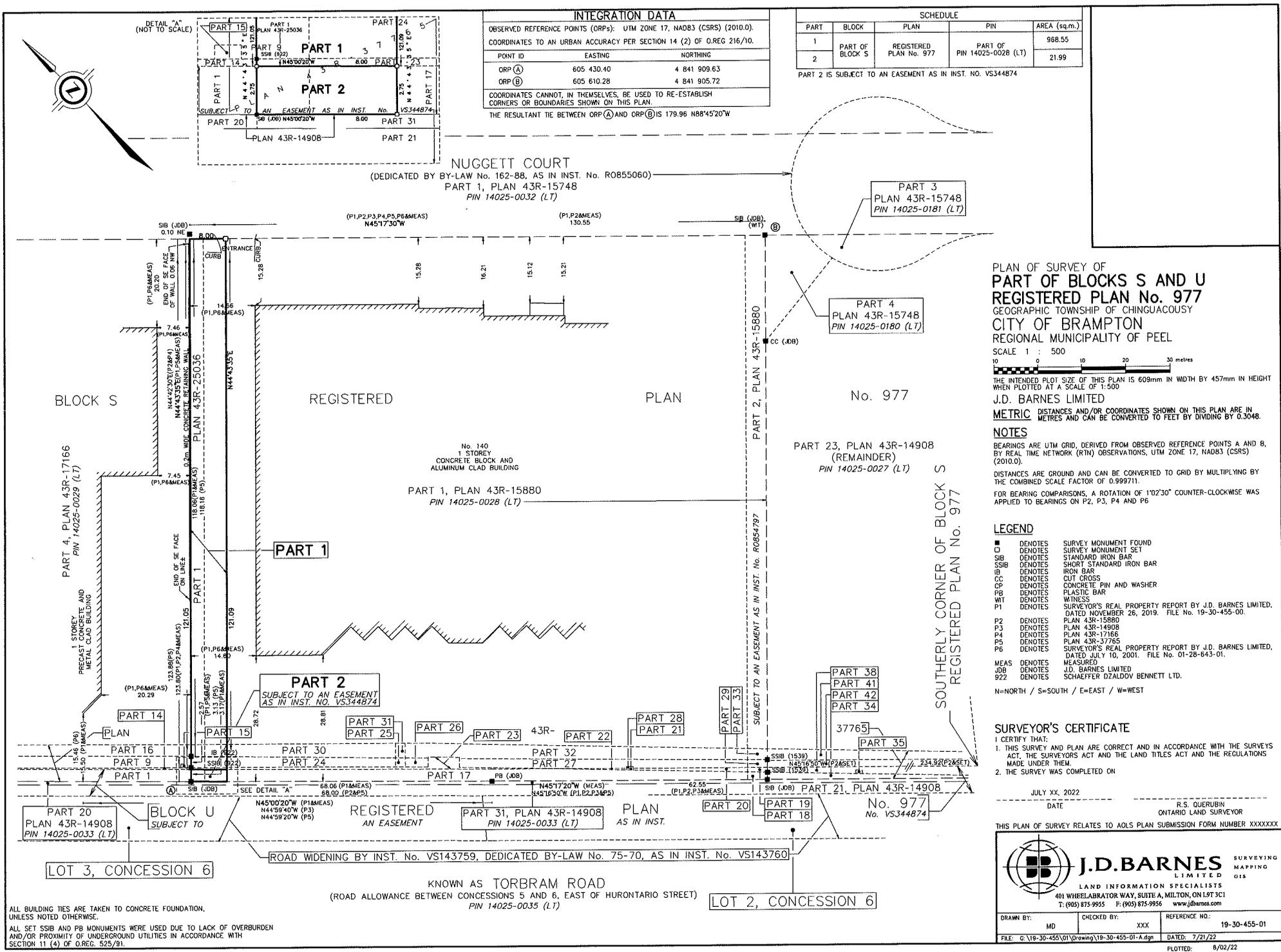
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED August 23, 2023

Date Application Deemed Complete by the Municipality _____



INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): 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 5	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 PEEL

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

METRIC 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
 - WT DENOTES WITNESS
 - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, DATED NOVEMBER 26, 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:
- 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.
 - 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 XXXXXX

J.D. BARNES LIMITED SURVEYING MAPPING GIS

LAND INFORMATION SPECIALISTS
 401 WHEELABRATOR 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\Drawings\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 SSIB 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

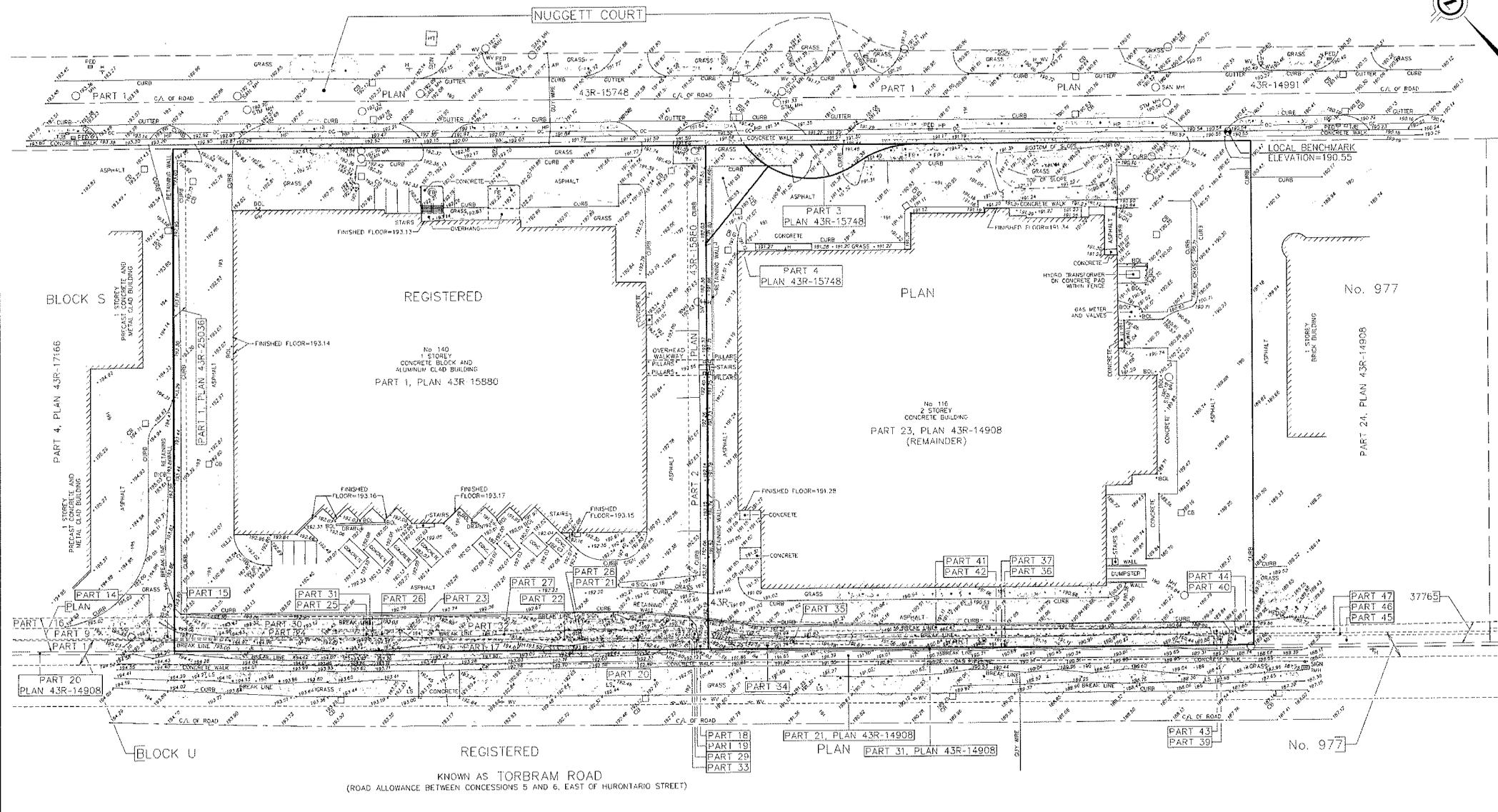
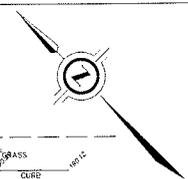
LOT 3, CONCESSION 6

SOUTHERLY CORNER OF BLOCK S REGISTERED PLAN No. 977

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

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-1188.763) AND ARE DERIVED FROM
 GROUND OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL H12.0.

LOCAL BENCHMARK
 OUT CROSS ON CURB ON THE SOUTHEASTERN SIDE OF THE MOST SOUTHEASTERN
 ENTRANCE TO No. 116 NUGGETT COURT, 253 SQUARE ON FACE OF PLAN.
 ELEVATION=190.55m

- LEGEND**
- CB DENOTES DOUBLE CATCH-BASIN
 - CB DENOTES SINGLE CATCH-BASIN
 - GR DENOTES GAS KEY
 - GM DENOTES GAS METER
 - MH DENOTES MANHOLE
 - TMH DENOTES TELEPHONE MANHOLE
 - SAN MH DENOTES SANITARY MANHOLE
 - STM MH DENOTES STORM MANHOLE
 - WMH DENOTES WATER MANHOLE
 - BCL DENOTES BOLLARD
 - FP DENOTES FLAG POLE
 - AP DENOTES ANCHOR POLE
 - HP DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - TJB DENOTES TELEPHONE JUNCTION BOX
 - PED DENOTES TELEPHONE PEDESTAL
 - F DENOTES FIRE HYDRANT
 - WK DENOTES WATER KEY
 - SV DENOTES SPRINKLER VALVE
 - WV DENOTES WATER VALVE
 - FB DENOTES FLOWER BOX
 - OC DENOTES OVERHEAD CABLE
 - DENOTES CONIFEROUS TREE
 DIA=DIAMETER OF TRUNK IN METRES
 - DENOTES DECIDUOUS 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.

J.D. BARNES LIMITED
 SURVEYING
 MAPPING
 LAND INFORMATION SPECIALISTS
 401 WHEELABROOK WAY, SUITE A, MILTON, ON L9L 3K1
 T: (905) 875-8936 F: (905) 875-8936 www.jdbarnes.com

DRAWN BY:	AP	CHECKED BY:	SP	REFERENCE NO.:	19-30-455-00-B-TOPO
FILE:	G:\19-30-455\00\topo\19-30-455-0_topo.dwg			DATED:	NOVEMBER 26th, 2019
				PLOTTED:	11/26/2019

July 21st, 2023

A-2023-0264

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 26th, 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 m² (90,814 ft²) for industrial use and an area of 2,109 m² (22,704 ft²) for warehouse use, which includes an ancillary office that has an area of 796 m² (8,566 ft²). 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 21st, 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 m² (81,218 ft²) with a net gross floor area of 7,527m² (81,020 ft²), which includes an office that has an area of 862 m² (9,273 ft²). As a result, the land use that will be considered when determining the parking requirements comprises 3,764 m² (40,512 ft²) for industrial use and 3,764 m² (40,512 ft²) for warehouse use. Currently, the office is vacant and the rest of the building is occupied by Italpasta Limited's IT staff and plant staff for warehouse and packaging. Italpasta Limited's IT staff consists of 2 employees that work from Monday to Friday between 8:00 A.M. and 5:00 P.M. Italpasta 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 m² (30,128 ft²). For 116 Nuggett Court, with the proposed addition, the net gross floor area will be 11,305 m² (121,691 ft²) with 9,044 m² (97,353 ft²) for industrial use and 2,261 m² (24,338 ft²) 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 21st, 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 m² (97,349 ft²) for industrial use and an area of 2,261 m² (24,337 ft²) 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 m² (40,512 ft²) for industrial use and 3,764 m² (40,512 ft²) 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 10th, 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 21st, 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

TIME OF PARKING OCCUPANCY COUNT	# OF OCCUPIED PARKING SPACES
2:00 P.M.	34
2:30 P.M.	41
3:00 P.M.	49
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 21st, 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.

Page 6

July 21st, 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

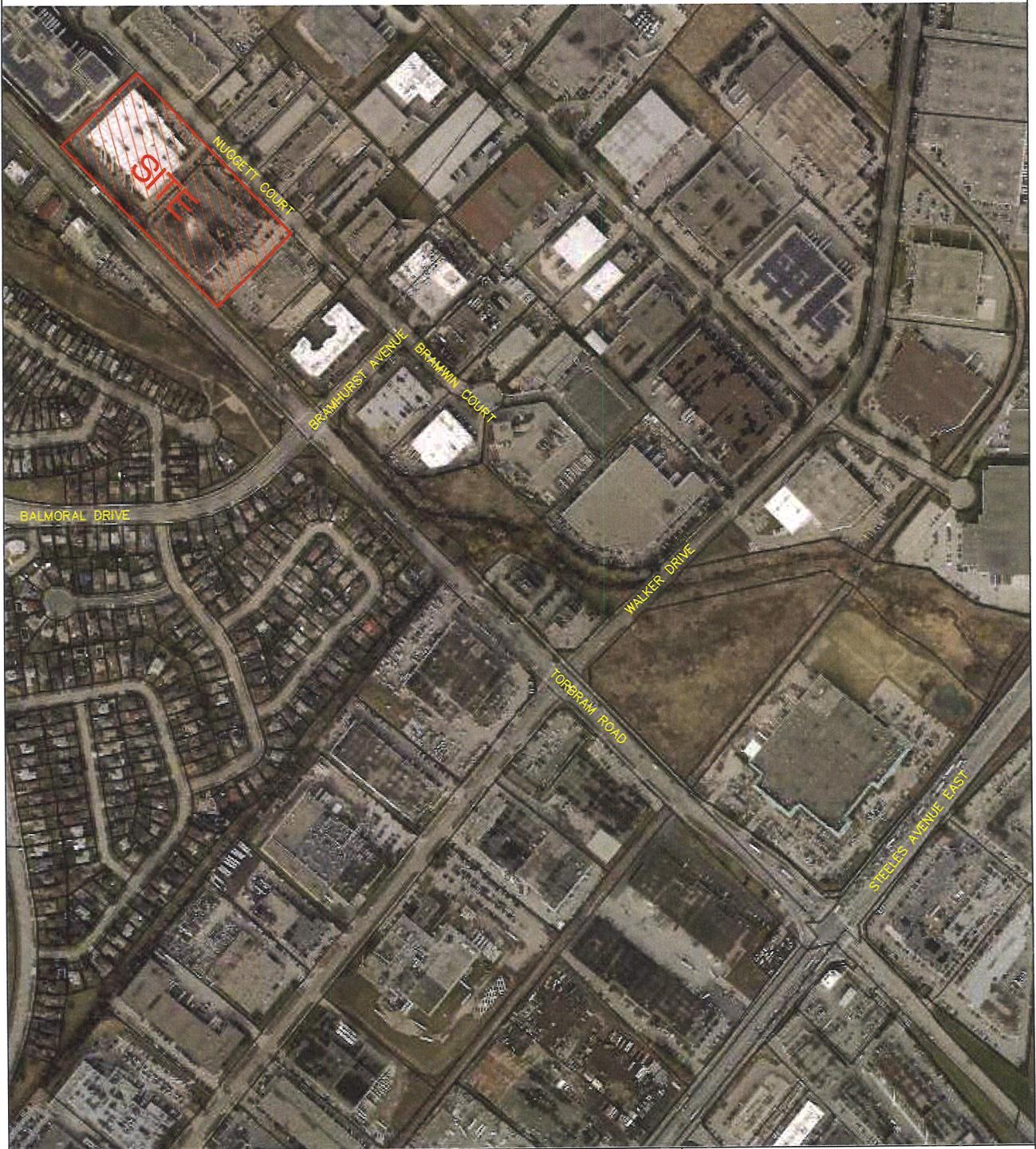


Brian Wong, P. Eng.
Intermediate Transportation Engineer

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.

CEC CANDEVCON LIMITED
 CONSULTING ENGINEERS AND PLANNERS

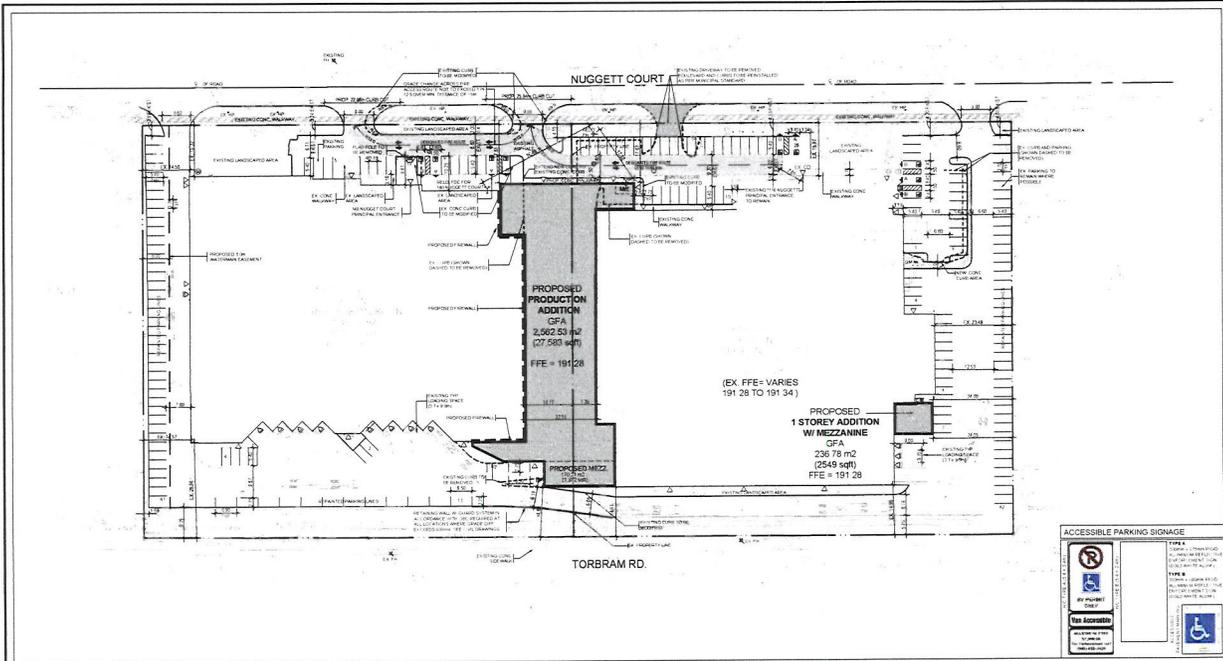
8359 GORENBY DRIVE
 TEL. (905) 794-0800
BRAMPTON, ONTARIO L6P 0M7
 FAX. (905) 794-0811

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 23 2020
3	ISSUED FOR PAC MEETING	MAR 10 2021
4	ISSUED FOR SPA	FEB 26 2021
5	RE-ISSUED FOR SPA	JAN 20 2022
6	RE-ISSUED FOR SPA	JUL 06 2022

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

BALDASSARRA
 Architects Inc.

35 Great Gulf Drive, Unit 20 | Concord ON | L4C 0C7
 905.882.8722 | www.baldassarra.ca



File Name: Baldassarra Architects Inc	DATE: 11/22/22
Client of Project Number: 9810	PROJECT NO.: 116-22-001
Name of Project: 116 Nuggett Court	LOCATION: Brampton, Ontario
Owner's 2012 Building Code Data Matrix Part 3	QC-References: 9791-2018-001
PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	PROJECT TYPE: <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL
PROPOSED CONSTRUCTION: <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	PROPOSED MATERIALS: <input type="checkbox"/> CONCRETE <input type="checkbox"/> BRICK <input type="checkbox"/> CLAY TILE <input type="checkbox"/> METAL CLADDING <input type="checkbox"/> GLASS CURTAIN WALL <input type="checkbox"/> OTHER
PROPOSED FINISHES: <input type="checkbox"/> CARPET <input type="checkbox"/> POLISHED CONCRETE <input type="checkbox"/> PAINT <input type="checkbox"/> OTHER	PROPOSED SYSTEMS: <input type="checkbox"/> MECHANICAL <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> OTHER
PROPOSED STRUCTURE: <input type="checkbox"/> CONCRETE <input type="checkbox"/> STEEL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER	PROPOSED FOUNDATION: <input type="checkbox"/> CONCRETE <input type="checkbox"/> OTHER
PROPOSED EXTERIOR WALLS: <input type="checkbox"/> CONCRETE <input type="checkbox"/> BRICK <input type="checkbox"/> CLAY TILE <input type="checkbox"/> METAL CLADDING <input type="checkbox"/> GLASS CURTAIN WALL <input type="checkbox"/> OTHER	PROPOSED ROOFING: <input type="checkbox"/> ASPHALT/FLY <input type="checkbox"/> METAL <input type="checkbox"/> OTHER
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SYMBOL	DESCRIPTION
1	EXISTING CONSTRUCTION
2	PROPOSED CONSTRUCTION
3	PROPOSED PRODUCTION ADDITION
4	PROPOSED 1 STOREY ADDITION W/ MEZZANINE
5	PROPOSED MEZZANINE
6	PROPOSED STRUCTURE
7	PROPOSED EXTERIOR WALLS
8	PROPOSED ROOFING
9	PROPOSED INTERIOR WALLS
10	PROPOSED CEILING
11	PROPOSED MECHANICAL
12	PROPOSED ELECTRICAL
13	PROPOSED PLUMBING
14	PROPOSED OTHER

SYMBOL	DESCRIPTION
15	PROPOSED ACCESSIBLE PARKING SPACES
16	PROPOSED BIKE PARKING SPACES
17	PROPOSED VEHICLE PARKING SPACES
18	PROPOSED LOADING SPACES
19	PROPOSED BIKE STORAGE
20	PROPOSED BIKE REPAIR STATION
21	PROPOSED BIKE RACKS
22	PROPOSED BIKE LOCKERS
23	PROPOSED BIKE REPAIR TOOL KIT
24	PROPOSED BIKE REPAIR PUMP
25	PROPOSED BIKE REPAIR TIRE LEVER
26	PROPOSED BIKE REPAIR SPOKE WRENCH
27	PROPOSED BIKE REPAIR CHAIN WRENCH
28	PROPOSED BIKE REPAIR Pliers
29	PROPOSED BIKE REPAIR Screwdriver
30	PROPOSED BIKE REPAIR Hex Key
31	PROPOSED BIKE REPAIR Chain Lube
32	PROPOSED BIKE REPAIR Tire Patch Kit
33	PROPOSED BIKE REPAIR Tire Levers
34	PROPOSED BIKE REPAIR Tire Pressure Gauge
35	PROPOSED BIKE REPAIR Tire Inflator
36	PROPOSED BIKE REPAIR Tire Valve Core
37	PROPOSED BIKE REPAIR Tire Valve Stem
38	PROPOSED BIKE REPAIR Tire Valve Cap
39	PROPOSED BIKE REPAIR Tire Valve Seal
40	PROPOSED BIKE REPAIR Tire Valve Stem Nut
41	PROPOSED BIKE REPAIR Tire Valve Stem Seal
42	PROPOSED BIKE REPAIR Tire Valve Stem Seal Washer
43	PROPOSED BIKE REPAIR Tire Valve Stem Seal O-ring
44	PROPOSED BIKE REPAIR Tire Valve Stem Seal Spring
45	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant
46	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube
47	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Cap
48	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal
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68	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Cap
69	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal
70	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Washer
71	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal O-ring
72	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Spring
73	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Sealant Tube Seal Sealant
74	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube
75	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Cap
76	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal
77	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Washer
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79	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Spring
80	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant

SYMBOL	DESCRIPTION
81	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Washer
82	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal O-ring
83	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Spring
84	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant
85	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube
86	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Cap
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88	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Washer
89	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal O-ring
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91	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant
92	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube
93	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Cap
94	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal
95	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Washer
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98	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Seal Sealant
99	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube
100	PROPOSED BIKE REPAIR Tire Valve Stem Seal Sealant Tube Cap

KEY PLAN	CITY OF BRAMPTON	S-1.5
LEGAL DESCRIPTION PART OF SURVEY OF REGISTERED PLAN NO. 977 CITY OF BRAMPTON REGION MUNICIPALITY OF PEEL LID NUMBER LIMITED REV. 08/2018		
TRUE NORTH PROJECT NORTH		
DATE: JAN 2022 COUNTY: BRAMPTON SHEET: 1/500 PROJECT: 116-22-001		

116 NUGGETT COURT ADDITION
 116 NUGGETT CT
 BRAMPTON, ON

SITE PLAN
 DATE: JAN 2022 COUNTY: BRAMPTON SHEET: 1/500
 PROJECT: 116-22-001
A-1.0

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

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 acting for Signed 2023 06 01
 Toronto Transferor(s)
 M5K 1N2

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 acting for Signed 2023 06 01
 Toronto Transferee(s)
 M5K 1N2

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 2023 06 01
 Toronto
 M5K 1N2

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

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