

Flower City



brampton.ca

A-2023-0315

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

FILE NUMBER: _____

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) BCC Equities Inc. and Morguard Corporation - Christine Cote
Address 55 City Centre Drive
Suite 1000
Mississauga, ON, L5B 1M3
Phone # 905-261-5856 Fax # _____
Email ccote@morguard.com

2. Name of Agent MHBC Planning (c/o Gerry Tchisler)
Address 442 Brant Street
Suite 204
Burlington, ON, L7R 2G4
Phone # 905-639-8686 X 234 Fax # 905-761-5589
Email gtchisler@mhbcplan.com

3. Nature and extent of relief applied for (variances requested):
That the retained lands and severed lands be treated as one lot for zoning purposes.

4. Why is it not possible to comply with the provisions of the by-law?
Refer to accompanying justification letter

5. Legal Description of the subject land:
Lot Number Part 1 of Lot 5
Plan Number/Concession Number Plan No. 25 / Concession No. Concession 4, East of Hurontario Street
Municipal Address 25 Peel Centre Drive

6. Dimension of subject land (in metric units)
Frontage 938.82 m
Depth +/- 490 m
Area 33.298 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, garage, etc.)

Bramalea City Centre (Existing Sears to be demolished). Refer to accompanying Master Site Plan for more details.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Tower A1: building area 941 sm; Gross Area: 22 113 sm, 35 storeys above grade, height above grade: 119.3 m
Tower A2: building area 1492 sm; Gross Area: 21 718 sm, 32 storeys above grade, height above grade: 110.2 m
Tower A3: building area 892 sm; Gross Area: 6 514 sm, 14 storeys above grade; height above grade: 51.1 m
Tower A4: building area 1449 sm; Gross Area: 18,861 sm, 27 storeys above grade, height above grade: 97.1 m

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	Refer to accompanying Site Plan and Master Site Plan drawings
Rear yard setback	Refer to accompanying Site Plan and Master Site Plan drawings
Side yard setback	Refer to accompanying Site Plan and Master Site Plan drawings
Side yard setback	Refer to accompanying Site Plan and Master Site Plan drawings

PROPOSED

Front yard setback	Refer to accompanying Site Plan and Master Site Plan drawings
Rear yard setback	Refer to accompanying Site Plan and Master Site Plan drawings
Side yard setback	Refer to accompanying Site Plan and Master Site Plan drawings
Side yard setback	Refer to accompanying Site Plan and Master Site Plan drawings

10. Date of Acquisition of subject land: October 10, 2001
11. Existing uses of subject property: Commercial
12. Proposed uses of subject property: Residential & Commercial (Mixed Use)
13. Existing uses of abutting properties: Commercial and retirement home
14. Date of construction of all buildings & structures on subject land: Various dates since acquisition of site
15. Length of time the existing uses of the subject property have been continued: March 28, 1973

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? Consent application to be submitted with Minor Variance application

Yes ☒ No ☐

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # A153/00	Decision Approved (May 30/2000)	Relief _____
File # A226/00	Decision Approved (Aug 22/2000)	Relief _____
File # A146/02	Decision Approved (May 21/2002)	Relief Subject to conditions
A071/05	Approved (April 25/2005)	Subject to conditions
A194/05	Approved (January 31/2006)	Subject to conditions
A073/08	Approved (April 25/2008)	Subject to conditions

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Burlington _____
THIS 3rd DAY OF October, 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, _____ Gerry Tchisler _____ OF THE _____ City _____ OF _____ Burlington _____
IN THE _____ Region _____ OF _____ Halton _____ 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 _____ Burlington _____
IN THE _____ Region _____ OF _____
Halton _____ THIS 6th DAY OF
October, 20 23

A Commissioner etc.

Signature of Applicant or Authorized Agent
Doris Ann Ainsworth, a
Commissioner, etc., Province of
Ontario, for MHBC Planning
Limited. Expires August 2, 2025.

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 _____

Revised 2022/02/17

PERMISSION TO ENTER


To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 25 Peel Centre Drive

I/We, CHRISTINE COTE
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 2 day of OCTOBER, 2023


(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner)

CHRISTINE COTE, ASO
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 25 Peel Centre Drive

I/We, CHRISTINE COTE
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

GERRY TCHISLER
please print/type the full name of the agent(s)

to make application to the City of Brampton Committee of Adjustment in the matter of an application for minor variance with respect to the subject land.

Dated this 2 day of OCTOBER, 2023

C COTE
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

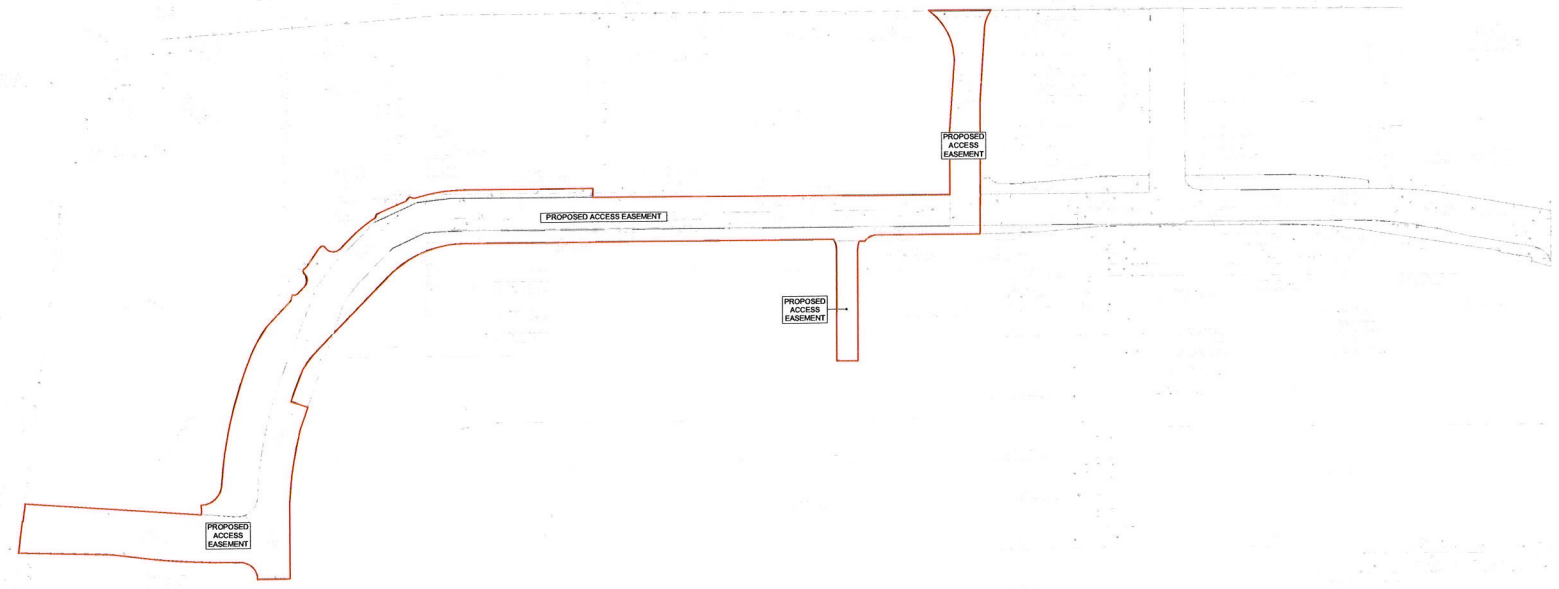
CHRISTINE COTE, ASO
(where the owner is a firm or corporation, please print or type the full name of the person signing)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.



1 PARTIAL SITE PLAN - SW
SP-100.1A SCALE: 1 : 500



SKETCH SHOWING PROPOSED AND EXISTING ACCESS EASEMENTS ON
PART OF LOT 5, CONCESSION 4
EAST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF CHINGACOSSETT
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEI
SCALE: 1" = 250'
THE PLANNING DIVISION OF THE CITY OF BRAMPTON HAS REVIEWED THIS PLAN AND IT IS 120" wide by 24" high in height
J.D. BARNES LIMITED
© 2011 J.D. BARNES LIMITED
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
METRIC CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK
NOTE
BOUNDARY INFORMATION IS COMPILED FROM AVAILABLE PLATTS, RECORDS,
AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD MEASUREMENTS.

SURVEYOR'S CERTIFICATE

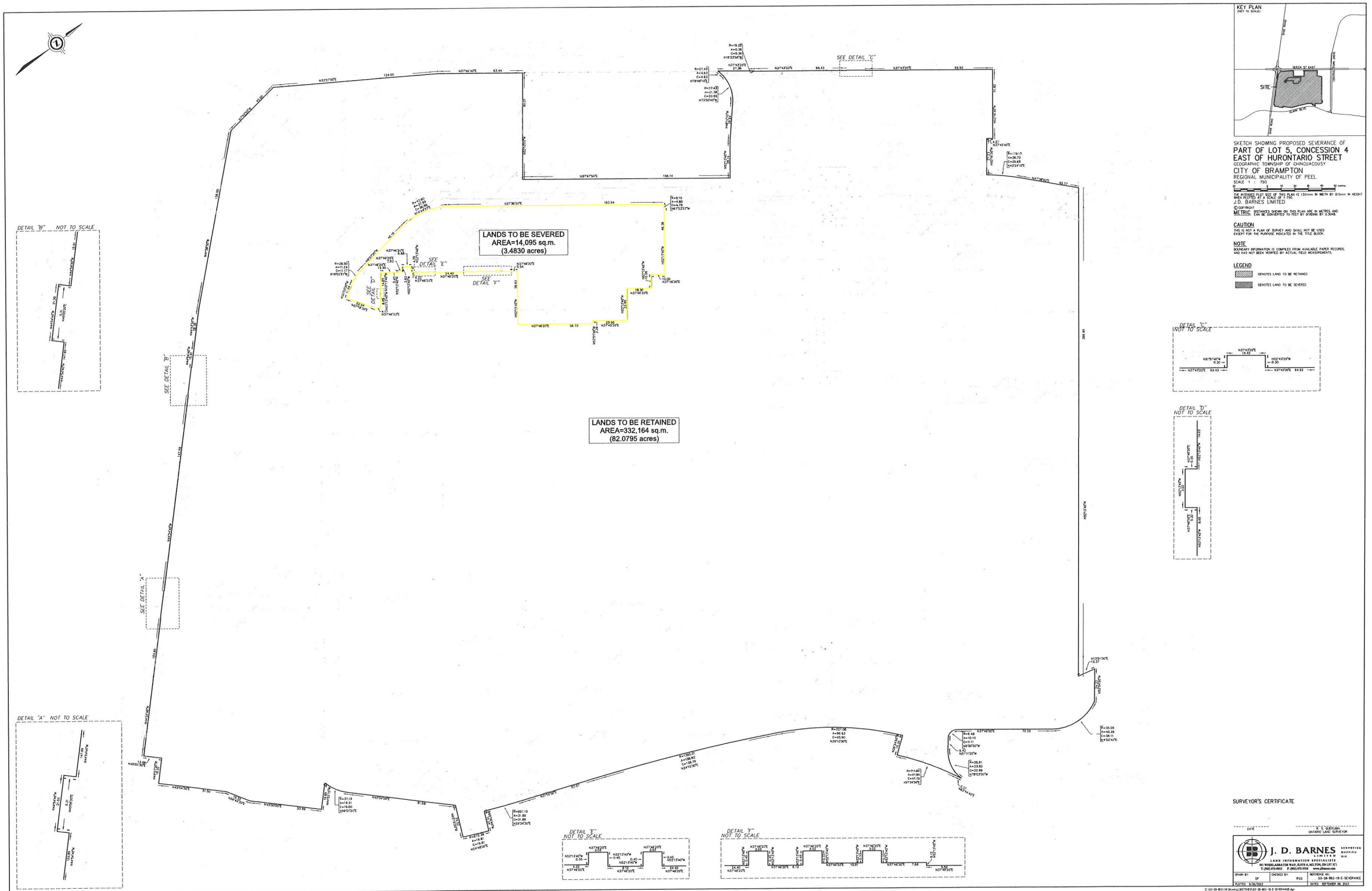
DATE: _____

J. D. BARNES
LAND INFORMATION SPECIALISTS
100 WILSON AVENUE, 2ND FLOOR, MISSISSAUGA, ONT. L4X 1L1
TEL: (905) 276-8800 FAX: (905) 276-8801
WWW.JDBARNES.COM

DRAWN BY: _____ OF: _____ CHECKED BY: _____

DATE: 03-18-2011

FILE: 03-18-2011



SITE DATA
PARTS OF LOT 5, CONCESSION 4
REGISTERED PLAN NO 688
EAST OF HURONTARIO STREET
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)
AT COPYRIGHT J.D. BARNES LIMITED - 1998
SITE AREAS & EXISTING ZONING
ZONING C3 SECTION 418
AREA 33,216.16 M / 332,161.56 M / 83,279 ACRES

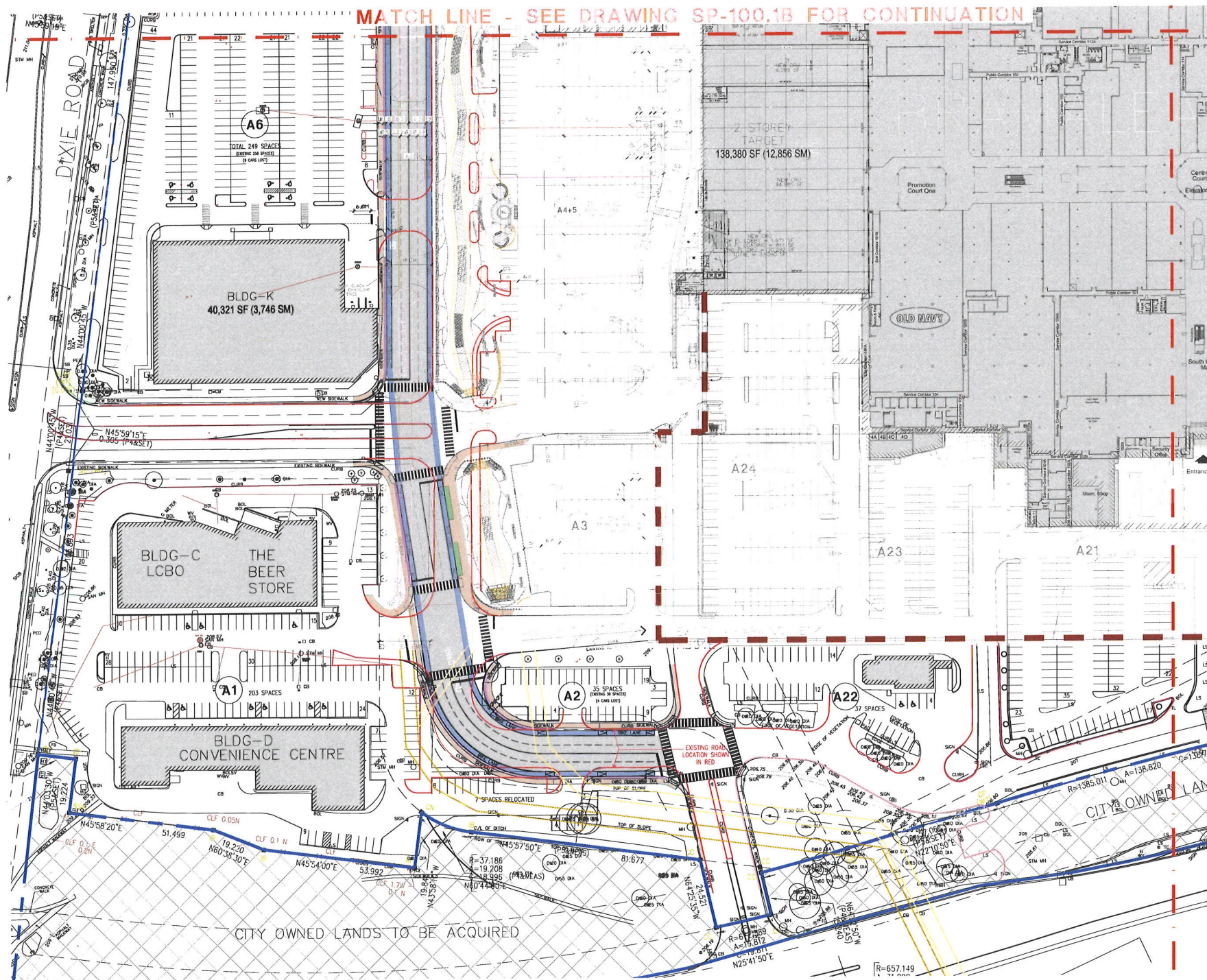
PROPERTY DESCRIPTION
PLAN 43R - 23182
PARTS 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 77, 78
OF PLANS OF SURVEY OF PART OF LOT 5 CONCESSION 4
EAST OF HURONTARIO STREET AND PART OF BLOCK Q
REGISTERED PLAN NO. 688, FORMERLY TOWNSHIP OF
CHINGUACIOUS NOW IN THE CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL AND PART 2 PLAN 43R-5722

BUILDING CLASSIFICATION:
O.B.C. 1997, ARTICLE 3.2.2.57, SENTENCE (2),
(a) TO (d) GROUP E, ANY HEIGHT, ANY
AREA, SPRINKLERED.

EXISTING BUILDING AREA		GROSS	OFFICE	NET G.L.A. FOR
BUILDING	AREA	COMPOSITE	PARKING	EQUIP.
BUILDING "A" OFFICE - 4 STORY	4,897 SQ	(4,897 SQ)	0 SQ	
BUILDING "B" PROFESSIONAL - 3 STORY	1,289 SQ	(1,289 SQ)	0 SQ	
BUILDING "C" LERO & BEER STORE 1 STORY	2,097 SQ	0 SQ	2,097 SQ	
BUILDING "D" CONVENIENCE STORE 1 STORY	1,700 SQ	(1,697 SQ)	1,598 SQ	
BUILDING "E" BEARS DEPARTMENT STORE - 3 STOREY	12,071 SQ	0 SQ	12,071 SQ	
BUILDING "F" THE BAY DEPARTMENT STORE - 3 STORY	12,098 SQ	(12,098 SQ)	11,578 SQ	
BUILDING "G" FINE CHINA 1 STORY (ON THE CORNER)	2,414 SQ	0 SQ	2,414 SQ	
BUILDING "H" A & P FOOD STORE 1 STORY	5,875 SQ	(5,875 SQ)	5,789 SQ	
BUILDING "I" RETAIL WARE HOUSE BUILDING 2 STORY	30,560 SQ	(30,560 SQ)	45,570 SQ	
BUILDING "J" HOME OUTITTERS 1 STORY	3,746 SQ	(3,746 SQ)	3,623 SQ	
BUILDING "K" THE FORTUNE 1 STORY	378 SQ	0 SQ	378 SQ	
BUILDING "L" PROPOSED RETAIL/ OFFICE COMMERCIAL	3,479 SQ	(3,479 SQ)	3,238 SQ	
BUILDING "M" PROPOSED RETAIL/ OFFICE COMMERCIAL	495 SQ	0 SQ	495 SQ	
BUILDING "N" PROPOSED RETAIL/ OFFICE COMMERCIAL	831 SQ	0 SQ	831 SQ	
BUILDING "O" PROPOSED RETAIL/ OFFICE COMMERCIAL	788 SQ	(788 SQ)	364 SQ	
BUILDING "P" PROPOSED RETAIL UNIT	834 SQ	(834 SQ)	497 SQ	
BUILDING "Q" PROPOSED RETAIL/ OFFICE COMMERCIAL	788 SQ	(788 SQ)	364 SQ	
BUILDING "R" PROPOSED RETAIL/ FOOD STORE	3,385 SQ	0 SQ	3,385 SQ	
BUILDING "S" PROPOSED RETAIL UNIT/WARE	13,861 SQ	(13,861 SQ)	15,340 SQ	
NET AREA 2 STORY				
TOTAL EXISTING	122,003.79 SQ	(122,003.79 SQ)	106,229.69 SQ	

PARKING CALCULATIONS
PARKING SPACES ON SITE = 5,832 SPACES
PARKING SPACES BASED ON
STALL SIZE 2.70m x 5.40m WITH DRIVE AISLE OF 6.00m
EXISTING NET G.L.A. FOR PARKING = 106,329.69 SQ
PARKING PROVIDED FOR OFFICE BUILDINGS & OFFICE
COMPONENT OF RETAIL BUILDING WHICH IS LESS THAN 20% OF RETAIL
BUILDING E - REMOVED (PHASE 1 OF A NOT ASSIGNED)
TOTAL PARKING REQUIRED (UNDERGROUND) (24 SQ) = 5,381 SPACES
TOTAL PARKING PROVIDED WITH NEW WAREHOUSE & REMOVAL OF "E" = 5,832 SPACES
NET PARKING (+/-) = 451 SPACES
SHORTFALL ALLOWED BY ZONING = 813 SPACES (SEE SPACES FOR REGION OF PEEL
& 15 SPACES FOR REGION OF TORONTO)
COURTESY TO ALLOW FOR SHORTFALL OF 6183 CARS
FOR UNDERGROUND PARKING: 150 CARS
PARKING SHORTFALL DUE TO UNDERGROUND PARKING: 568 CARS
PARKING SHARED WITH REGION DURING OFFICE HOURS: 389 CARS
TOTAL
UNDERGROUND PARKING
EXISTING
5,832
TOTAL
150

PARKING SUMMARY			UNDERGROUND / DECK	
LOI #	PARKING	PARKING LOSS(TH)	LOI #	# OF SPACES
1	203 SPACES		1	54 SPACES
2	35 SPACES	(-4 SPACES)	2	123 SPACES
3	87 SPACES	(-15 SPACES)	3	91 SPACES
4	283 SPACES	(-28 SPACES)	4	93 SPACES
5	283 SPACES	(-11 SPACES)	5	323 SPACES
6	151 SPACES	(-137 SPACES)	6	353 SPACES
7	233 SPACES		7	190 SPACES
8	185 SPACES	NA	8	190 SPACES
9	316 SPACES		9	213 SPACES
10	159 SPACES			
11	237 SPACES	NA (-209 SPACES) (TOTAL SPACES LOST)		
12	424 SPACES			
13	112 SPACES			
14	143 SPACES			
15	201 SPACES			
16	188 SPACES			
17	129 SPACES			
18	37 SPACES			
19	72 SPACES			
20	180 SPACES			
21	180 SPACES			
22	180 SPACES			
23	180 SPACES			
24	180 SPACES			
25	180 SPACES			
26	180 SPACES			
27	180 SPACES			
28	180 SPACES			
29	180 SPACES			
30	180 SPACES			
31	180 SPACES			
32	180 SPACES			
33	180 SPACES			
34	180 SPACES			
35	180 SPACES			
36	180 SPACES			
37	180 SPACES			
38	180 SPACES			
39	180 SPACES			
40	180 SPACES			
41	180 SPACES			
42	180 SPACES			
43	180 SPACES			
44	180 SPACES			
45	180 SPACES			
46	180 SPACES			
47	180 SPACES			
48	180 SPACES			
49	180 SPACES			
50	180 SPACES			
51	180 SPACES			
52	180 SPACES			
53	180 SPACES			
54	180 SPACES			
55	180 SPACES			
56	180 SPACES			
57	180 SPACES			
58	180 SPACES			
59	180 SPACES			
60	180 SPACES			
61	180 SPACES			
62	180 SPACES			
63	180 SPACES			
64	180 SPACES			
65	180 SPACES			
66	180 SPACES			
67	180 SPACES			
68	180 SPACES			
69	180 SPACES			
70	180 SPACES			
71	180 SPACES			
72	180 SPACES			
73	180 SPACES			
74	180 SPACES			
75	180 SPACES			
76	180 SPACES			
77	180 SPACES			
78	180 SPACES			
79	180 SPACES			
80	180 SPACES			
81	180 SPACES			
82	180 SPACES			
83	180 SPACES			
84	180 SPACES			
85	180 SPACES			
86	180 SPACES			
87	180 SPACES			
88	180 SPACES			
89	180 SPACES			
90	180 SPACES			
91	180 SPACES			
92	180 SPACES			
93	180 SPACES			
94	180 SPACES			
95	180 SPACES			
96	180 SPACES			
97	180 SPACES			
98	180 SPACES			
99	180 SPACES			
100	180 SPACES			
101	180 SPACES			
102	180 SPACES			
103	180 SPACES			
104	180 SPACES			
105	180 SPACES			
106	180 SPACES			
107	180 SPACES			
108	180 SPACES			
109	180 SPACES			
110	180 SPACES			
111	180 SPACES			
112	180 SPACES			
113	180 SPACES			
114	180 SPACES			
115	180 SPACES			
116	180 SPACES			
117	180 SPACES			
118	180 SPACES			
119	180 SPACES			
120	180 SPACES			
121	180 SPACES			
122	180 SPACES			
123	180 SPACES			
124	180 SPACES			
125	180 SPACES			
126	180 SPACES			
127	180 SPACES			
128	180 SPACES			
129	180 SPACES			
130	180 SPACES			
131	180 SPACES			
132	180 SPACES			
133	180 SPACES			
134	180 SPACES			
135	180 SPACES			
136	180 SPACES			
137	180 SPACES			
138	180 SPACES			
139	180 SPACES			
140	180 SPACES			
141	180 SPACES			
142	180 SPACES			
143	180 SPACES			
144	180 SPACES			
145	180 SPACES			
146	180 SPACES			
147	180 SPACES			
148	180 SPACES			
149	180 SPACES			
150	180 SPACES			
151	180 SPACES			
152	180 SPACES			
153	180 SPACES			
154	180 SPACES			
155	180 SPACES			
156	180 SPACES			
157	180 SPACES			
158	180 SPACES			
159	180 SPACES			
160	180 SPACES			
161	180 SPACES			
162	180 SPACES			
163	180 SPACES			
164	180 SPACES			
165	180 SPACES			
166	180 SPACES			
167	180 SPACES			
168	180 SPACES			
169	180 SPACES			
170	180 SPACES			
171	180 SPACES			
172	180 SPACES			
173	180 SPACES			
174	180 SPACES			
175	180 SPACES			
176	180 SPACES			
177	180 SPACES			
178	180 SPACES			
179	180 SPACES			
180	180 SPACES			
181	180 SPACES			
182	180 SPACES			
183	180 SPACES			
184	180 SPACES			
185	180 SPACES			
186	180 SPACES			
187	180 SPACES			
188	180 SPACES			
189	180 SPACES			
190	180 SPACES			
191	180 SPACES			
192	180 SPACES			
193	180 SPACES			
194	180 SPACES			
195	180 SPACES			
196	180 SPACES			
197	180 SPACES			
198	180 SPACES			
199	180 SPACES			
200	180 SPACES			
201	180 SPACES			
202	180 SPACES			
203	180 SPACES			
204	180 SPACES			
205	180 SPACES			
206	180 SPACES			
207	180 SPACES			
208	180 SPACES			
209	180 SPACES			
210	180 SPACES			
211	180 SPACES			
212	180 SPACES			
213	180 SPACES			
214	180 SPACES			
215	180 SPACES			
216	180 SPACES			
217	180 SPACES			
218	180 SPACES			
219	180 SPACES			
220	180 SPACES			
221	180 SPACES			
222	180 SPACES			
223	180 SPACES			
224	180 SPACES			
225	180 SPACES			
226	180 SPACES			
227	180 SPACES			
228	180 SPACES			
229	180 SPACES			
230	180 SPACES			
231	180 SPACES			
232	180 SPACES			
233	180 SPACES			
234	180 SPACES			
235	180 SPACES			
236	180 SPACES			
237	180 SPACES			
238	180 SPACES			
239	180 SPACES			
240	180 SPACES			
241	180 SPACES			
242	180 SPACES			
243	180 SPACES			
244	180 SPACES			
245	180 SPACES			
246	180 SPACES			
247	180 SPACES			
248	180 SPACES			
249	180 SPACES			
250	180 SPACES			
251	180 SPACES			
252	180 SPACES			
253	180 SPACES			
254	180 SPACES			
255	180 SPACES			
256	180 SPACES			
257	180 SPACES			
258	180 SPACES			
259	180 SPACES			
260	180 SPACES			
261	180 SPACES			
262	180 SPACES			
263	180 SPACES			
264	180 SPACES			
265	180 SPACES			
266	180 SPACES			
267	180 SPACES			
268	180 SPACES			
269	180 SPACES			
270	180 SPACES			
271	180 SPACES			
272	180 SPACES			
273	180 SPACES			
274	180 SPACES			
275	180 SPACES			
276	180 SPACES			
277	180 SPACES			
278	180 SPACES			
279	180 SPACES			
280	180 SPACES			
281	180 SPACES			
282	180 SPACES			
283	180 SPACES			
284	180 SPACES			
285	180 SPACES			
286	180 SPACES			
287	180 SPACES			
288	180 SPACES			
289	180 SPACES			
290	180 SPACES			
291	180 SPACES			
292	180 SPACES			
293	180 SPACES			
294	180 SPACES			
295	180 SPACES			
296	180 SPACES			
297	180 SPACES			
298	180 SPACES			
299	180 SPACES			
300	180 SPACES			
301	180 SPACES			
302	180 SPACES			
303	180 SPACES			
304	180 SPACES			
305	180 SPACES			
306	180 SPACES			
307	180 SPACES			
308	180 SPACES			
309	180 SPACES			
310	180 SPACES			
311	180 SPACES			
312	180 SPACES			
313	180 SPACES			
314	180 SPACES			
315	180 SPACES			
316	180 SPACES			
317	180 SPACES			
318	180 SPACES			
319	180 SPACES			
320	180 SPACES			
321	180 SPACES			
322	180 SPACES			
323	180 SPACES			
324	180 SPACES			
325	180 SPACES			
326	180 SPACES			
327	180 SPACES			
328	180 SPACES			
329	180 SPACES			
330	180 SPACES			
331	180 SPACES			
332	180 SPACES			
333	180 SPACES			
334	180 SPACES			
335	180 SPACES			
336	180 SPACES			
337	180 SPACES			
338	180 SPACES			
339	180 SPACES			
340	180 SPACES			
341	180 SPACES			
342	180 SPACES			
343	180 SPACES			
344	180 SPACES			
345	180 SPACES			
346	180 SPACES			
347	180 SPACES			
348	180 SPACES			
349	180 SPACES			
350	180 SPACES			
351	180 SPACES			
352	180 SPACES			
353	180 SPACES			
354	180 SPACES			
355	180 SPACES			
356	180 SPACES			
357	180 SPACES			
358	180 SPACES			
359	180 SPACES			
360	180 SPACES			
361	180 SPACES			
362	180 SPACES			

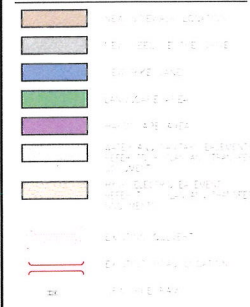


1 PARTIAL SITE PLAN - SW
SP-100.1A SCALE: 1 : 500



KEY PLAN

LEGEND



ISSUED FOR REFERENCE ONLY
AUGUST 22, 2023

17	REMOVED RESIDENTIAL PROPERTY LINE	2002-06-28	AU	
18	REMOVED RESIDENTIAL PROPERTY LINE	2002-06-28	AU	
15	ISSUED FOR SPA - SECOND SUBMITTAL	2002-06-13	AU	
14	REMOVED RESIDENTIAL DEVELOPMENT	2002-06-05	AU	
13	REMOVED RESIDENTIAL DEVELOPMENT	2002-06-05	AU	
12	REMOVED SIDEWALKS NEAR CHANNELS	2002-02-10	AU	
11	REMOVED CHANNELS	2002-02-03	AU	
10	REMOVED PORTION OF ROAD AT THE CORNER OF ROAD	2002-02-03	AU	
9	ISSUED FOR REFERENCE WITH SPA SUBMITTAL FOR RESIDENTIAL, PD-DEVELOPMENT OF SEAS	2001-12-17	AU	
8	REMOVED PARKING, CALTRANS	2001-07-02	AU	
7	REMOVED PARKING AND NEW RESIDENTIAL DEVELOP.	2001-07-11	AU	
6	PHASE 1 DEVELOPMENT AREA REVISED	2001-02-26	AU	
5	REMOVED PROPERTY AREA REVISED	2001-02-26	AU	
4	REMOVED CLIMATE & PHASE 1 PLANS	2000-12-22	AU	
3	REMOVED TACTS & TACTS	2000-11-30	AU	
2	REMOVED PATHWAYS, SIDEWALKS AND CROSSINGS	2000-11-30	AU	
1	ISSUED FOR CURRENT REVIEW	2000-10-21	AU	
NO.	REVISIONS	MAKE VARIOUS ALL OTHER PREVIOUS FINAL DATE	DATE	BY

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.

Do not create the drawing.

This drawing contains copyright material belonging to the Architect.

This drawing was developed for a specific purpose; use for any other purpose is not permitted.

This drawing shall not be reproduced in whole or in part without the written approval of the Architect.

This drawing must be read in the context of all the other drawings which constitute the document.

**BCC PARTIAL SITE PLAN - SW
POST ROAD RELOCATION & RELATED WORKS**

SCALE: 1 : 500

DIXIE TRIBUTARY DESIGN

**25 PEEL CENTRE DRIVE
BRAMPTON, ON
FOR: MORGUARD INVESTMENTS LTD.**

PETROFF PARTNERSHIP ARCHITECTS

PETROFF

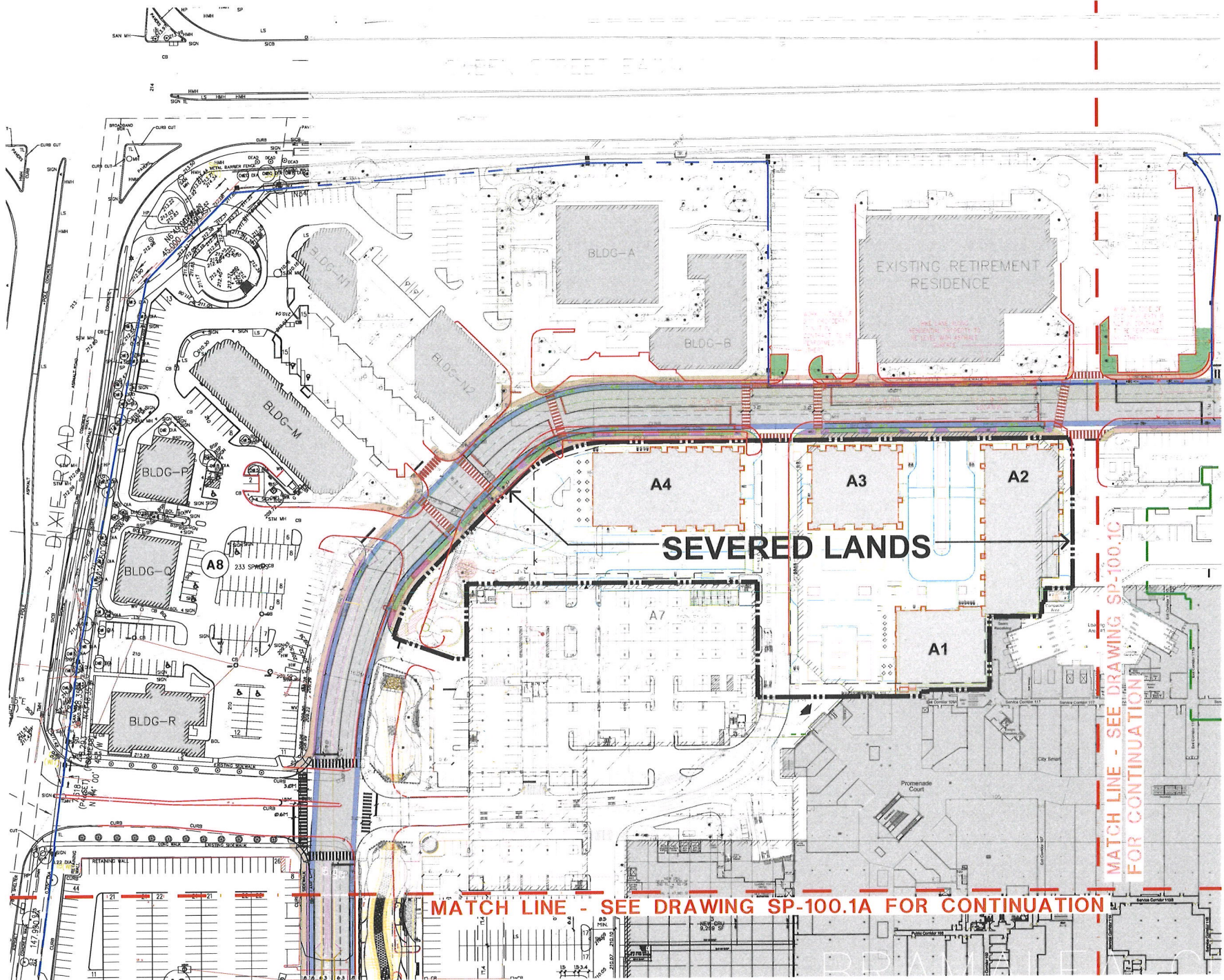
260 TOWN CENTRE BLVD. SUITE 300
SASTOTA, MANITOBA, CANADA R2G 1A9

MARHAM ONTARIO CANADA L3R 8H8 TEL. 905.470.7000 FAX. 905.470.2500	
DRAWN BY	RY/CT

CHECKED BY	AJ
DATE	2020
ISSUED	2023-08-22

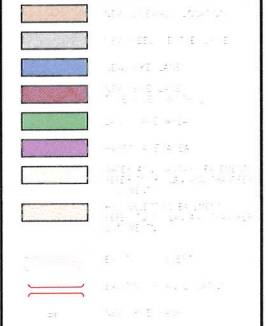
PROJECT NO.	20739
-------------	-------

QWS. NO. **SP-100.1A**



KEY PLAN

LEGEND



ISSUED FOR REFERENCE ONLY
AUGUST 22, 2023

Contractor must obtain and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.
Do not scale the drawings.
This drawing contains copyright material belonging to the Architect.
This drawing was developed for a specific project and is not to be used for any other project without the written approval of the Architect.
This drawing shall not be reproduced or altered in any way without the written approval of the Architect.
This drawing shall be kept in the custody of all the other drawings which comprise the documents.

BCC PARTIAL SITE PLAN - NW
POST ROAD RELOCATION & RELATED WORKS

DIXIE TRIBUTARY DESIGN

BRAMPTON, ON
FOR: MORGUARD INVESTMENTS LTD.

PETROFF PARTNERSHIP ARCHITECTS

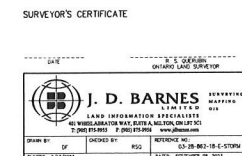
PETROFF

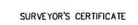
200 TOWN CENTRE BLVD., SUITE 200
MAYROM ONTARIO CANADA L3R 9H8
TEL: 905.470.7000 FAX: 905.470.2000

DESIGNED BY	AW	PROJECT NO.	20739
DRAWN BY	AW	DATE	2020
CHECKED BY	AW	DATE	2023-08-22

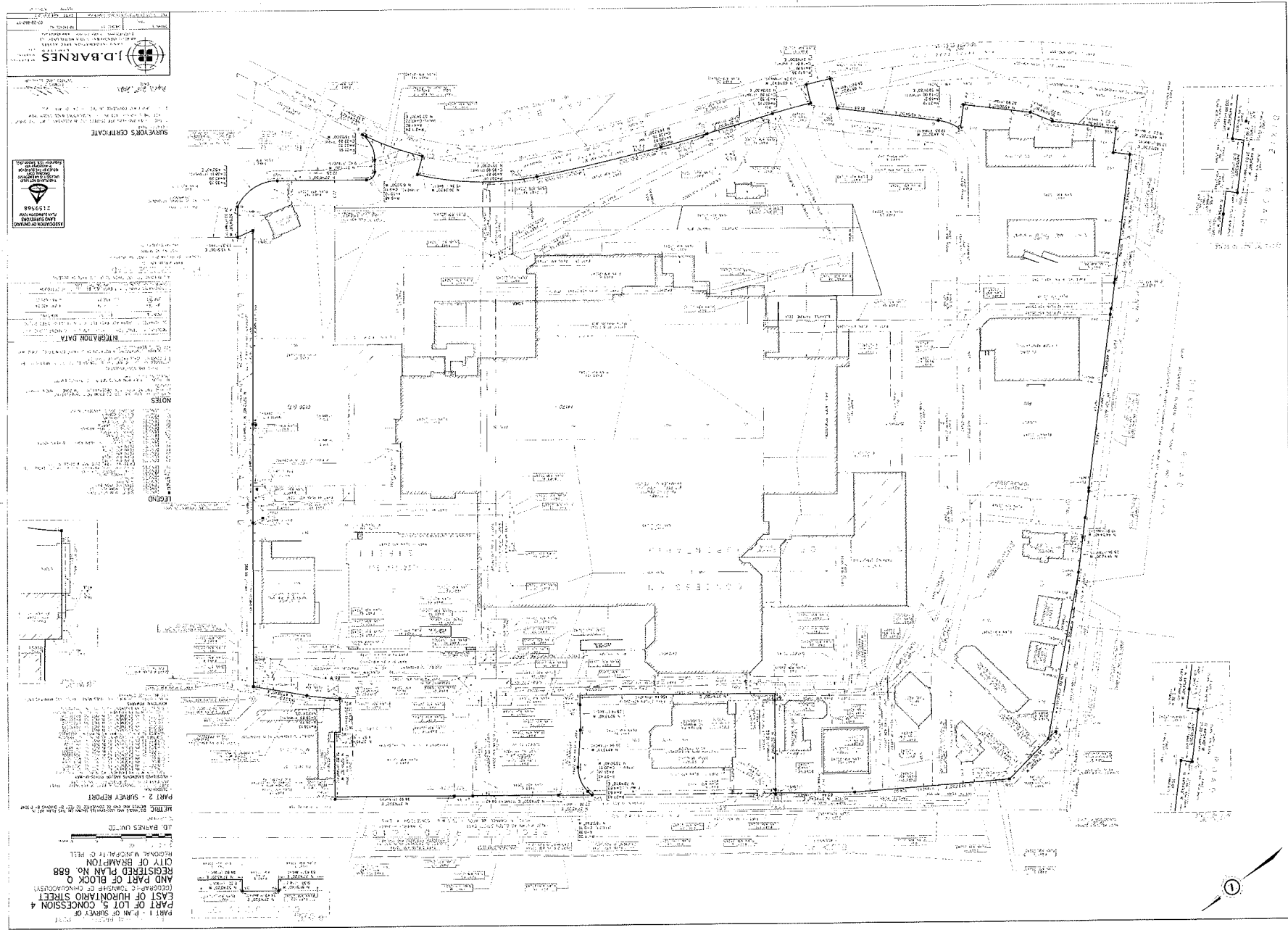
PROJECT NO. 20739
SHEET NO. SP-100.1B

1 PARTIAL SITE PLAN - NW
SP-100.1B SCALE: 1 : 500





DATE		P. S. QUERIN ONTARIO LAND SURVEYOR		
	J. D. BARNES LIMITED LAND INFORMATION SPECIALISTS 681 WINDLABRATOR WAY, BURLINGTON, ON L7T 3C1 T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com		SURVEYING MAPPING GIS	
	DRAWN BY	CHECKED BY	REFERENCE NO.	
	OF	R50	03-28-562-18-E-WATER-SAN-HYD-PRV	



Zoning Non-compliance Checklist

File No.
A-2022-

Applicant: BCC Equities Inc. and Morguard Corporation
Address: 25 Peel Centre Drive
Zoning: C3 section 416
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	The retained lands and severed lands to be treated as one lot for zoning purposes.	Whereas the by-law requires both lots to be treated as separate parcels of land.	
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

October 10, 2023
Date