

July 21st, 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 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.

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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 Italtasta Limited's IT staff and plant staff for warehouse and packaging. Italtasta Limited's IT staff consists of 2 employees that work from Monday to Friday between 8:00 A.M. and 5:00 P.M. Italtasta 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.

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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.

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Re: Parking Justification Brief Update
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SPA-2021-0037
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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.

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SPA-2021-0037
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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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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

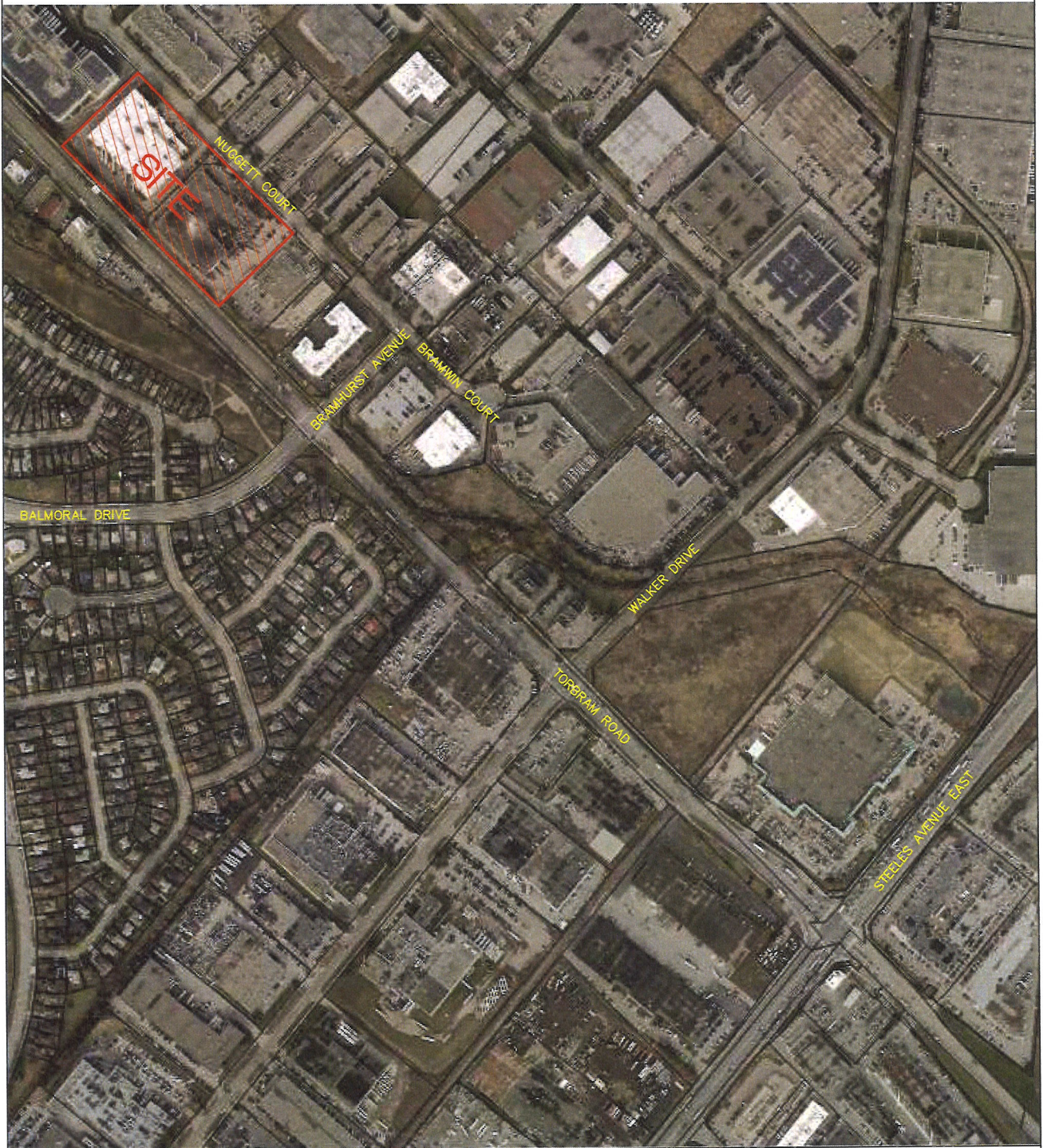


Brian Wong, P. Eng.
Intermediate Transportation Engineer

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) 794-0600
BRAMPTON, ONTARIO L6P 0A7
FAX. (905) 794-0611

DATE:
FEBRUARY 23, 2021

DESIGN:
K.F.

JOB No. W21011

FIG. No. 1



**CITY OF BRAMPTON
SITE PLAN
APPROVED**
subject to an agreement ☐
On This ____ Day of _____

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

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 9K7
905.560.0722 | www.baldassarra.ca



SITE PLAN

SECRET

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.

1. 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.
2. 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:
3. (b) This is not a conveyance of "designated land".
4. 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.
5. 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
B. Property(s):	LRO 43	Registration No.	PR4207018	Assessment	2110100 - 02502480
	PIN 14025 - 0027	Address	116 NUGGETT COURT BRAMPTON	Roll No	
	PIN 14025 - 0180	Address	116 NUGGETT COURT BRAMPTON	Assessment - Roll No	
C. Address for Service:	PIN 14025 - 0181	Address	116 NUGGETT COURT BRAMPTON	Assessment - Roll No	
	116 Nuggett Court, Brampton, ON L6T 5A8				
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

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 # 905-792-0838 Fax #
Email gmiceliu@italpaseta.com

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

Phone # 905-960-0700 Fax #
Email mcbaldarb@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- 14.61 m	140 Nuggett Court- 26.56 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. 15.32 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 ☐ Other (specify) _____
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-2021-0007 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: _____

No	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	OCT. 07, 2019
2	ISSUED FOR CLIENT REVIEW	DEC. 28, 2019
3	ISSUED FOR PAC 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
----	----------	------

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

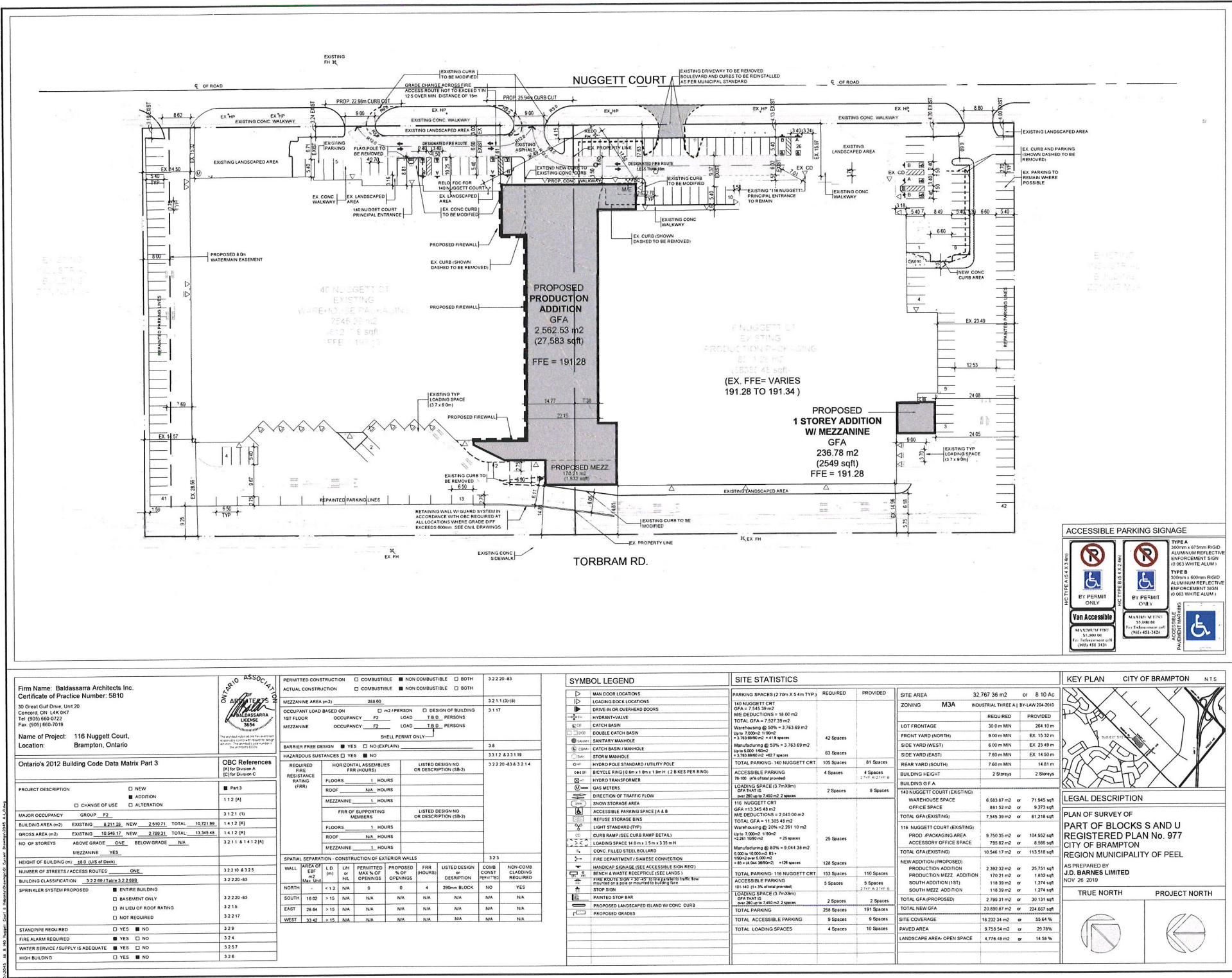
116 NUGGETT CT
BRAMPTON, ON

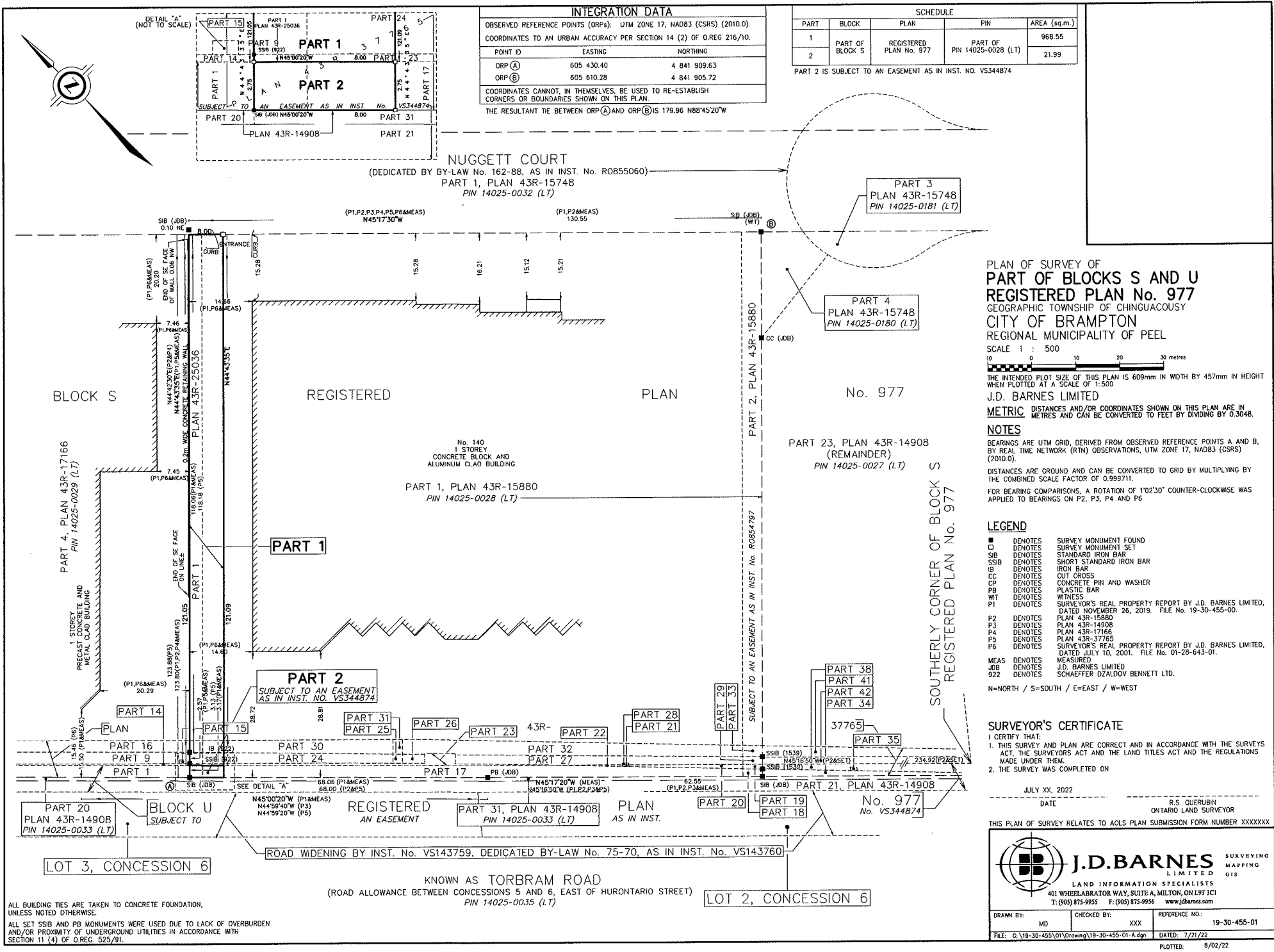
SITE PLAN

DATE	DRAWN BY	CHECKED	SCALE
JAN. 2020	IK		1:500

20-45

A-1.0





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 S	REGISTERED PLAN No. 977	PART OF PIN 14025-0028 (LT)	968.55
2	PART OF BLOCK S	REGISTERED PLAN No. 977	PART OF PIN 14025-0028 (LT)	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
 - JDB 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

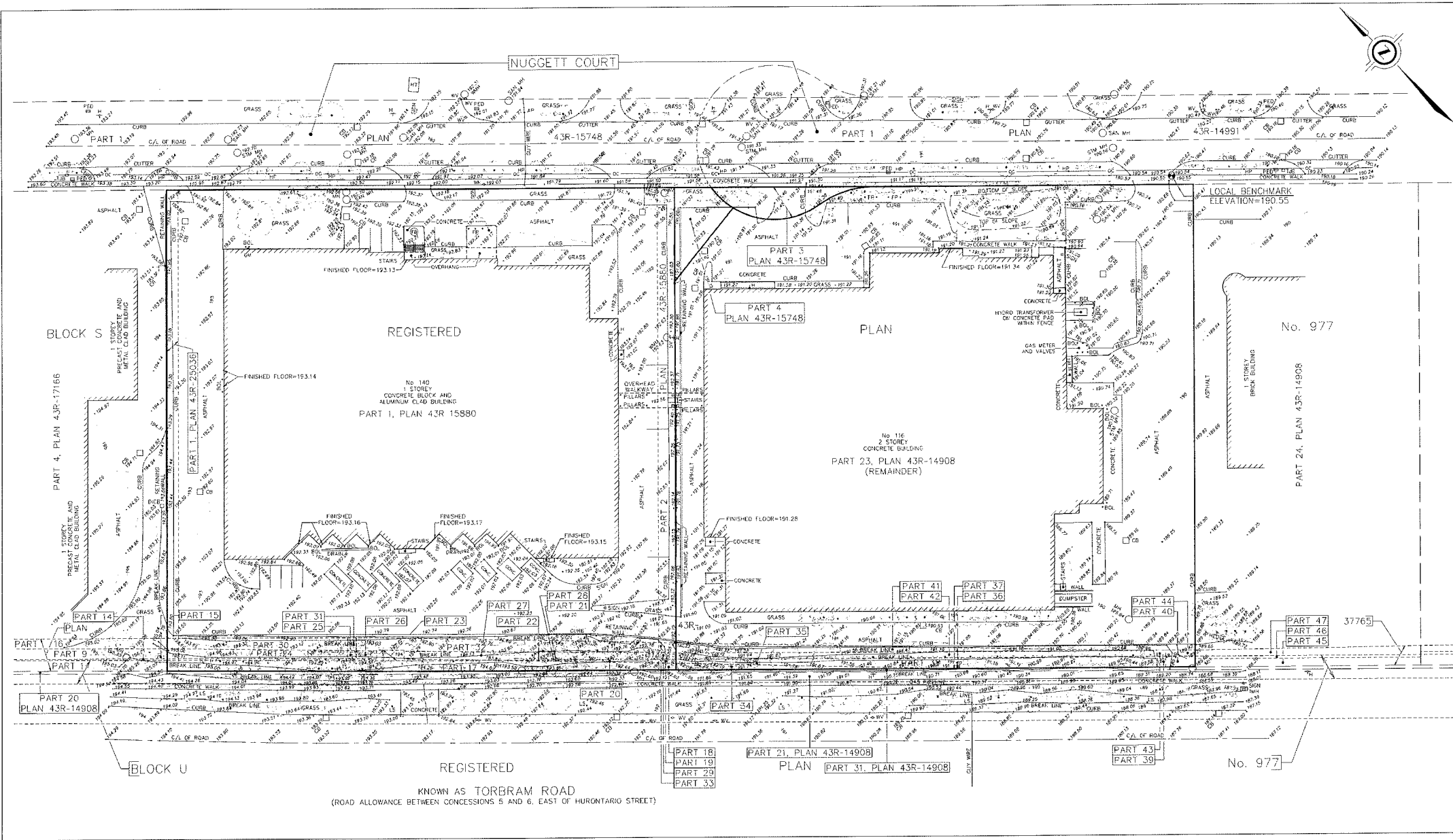
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX



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: G:\19-30-455\01\Drawing\19-30-455-01-A.dgn	DATED: 7/21/22	PLOTTED: 6/02/22

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.



TOPOGRAPHIC SURVEY OF
PART OF BLOCKS S AND U
REGISTERED PLAN No. 977
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEE
SCALE 1:500
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-1928.76), AND ARE DERIVED FROM
GRASS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.
LOCAL BENCHMARK
CUT CROSS ON CURB ON THE SOUTHEASTERN SIDE OF THE MOST SOUTHEASTERN
ENTRANCE TO NO. 116 NUGGETT COURT, AS SHOWN ON FACE OF PLAN.
ELEVATION=190.55m

- LEGEND**
- CB DENOTES DOUBLE CATCHBASIN
 - CB DENOTES SINGLE CATCHBASIN
 - GN DENOTES GAS KEY
 - GM DENOTES GAS METER
 - MH DENOTES MANHOLE
 - TMH DENOTES TELEPHONE MANHOLE
 - SMH DENOTES SANITARY MANHOLE
 - STMH 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
 - LH DENOTES TELEPHONE CONNECTION BOX
 - FP DENOTES TELEPHONE PEDESTAL
 - FH DENOTES FIRE HYDRANT
 - WK DENOTES WATER KEY
 - SV DENOTES SPRINKLER VALVE
 - WV DENOTES WATER VALVE
 - FB DENOTES FLOWER BOX
 - OC DENOTES OVERHEAD CABLE
 - CT DENOTES CONFERRER TREE
DIA=DIAMETER OF TRUNK IN METRES
 - CD 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 GIS	
LAND INFORMATION SPECIALISTS					
401 WILHELMILABOR WAY, SUITE A, MILTON, ON L9T 3C1					
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com					
DRAWN BY:	AP	CHECKED BY:	SP	REFERENCE NO.:	
FILE:	G:\19-30-455-00-00\19-30-455-00-00.dwg			DATE:	NOVEMBER 26, 2019
				PLOTTED:	11/28/2019

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