

## DEVELOPMENT COVER LETTER

To: TOWN OF CALEDON, PLANNING DEPARTMENT

Date: 23 DECT 2024

Owner of Property : 1000968884 ONTARIO INC.

Legal Description: LOT 12, REG. PLAN M-418 TOWN OF CALDON

Property address: 8 MARCONI COURT, BOLTON, ON, L7E 1H3

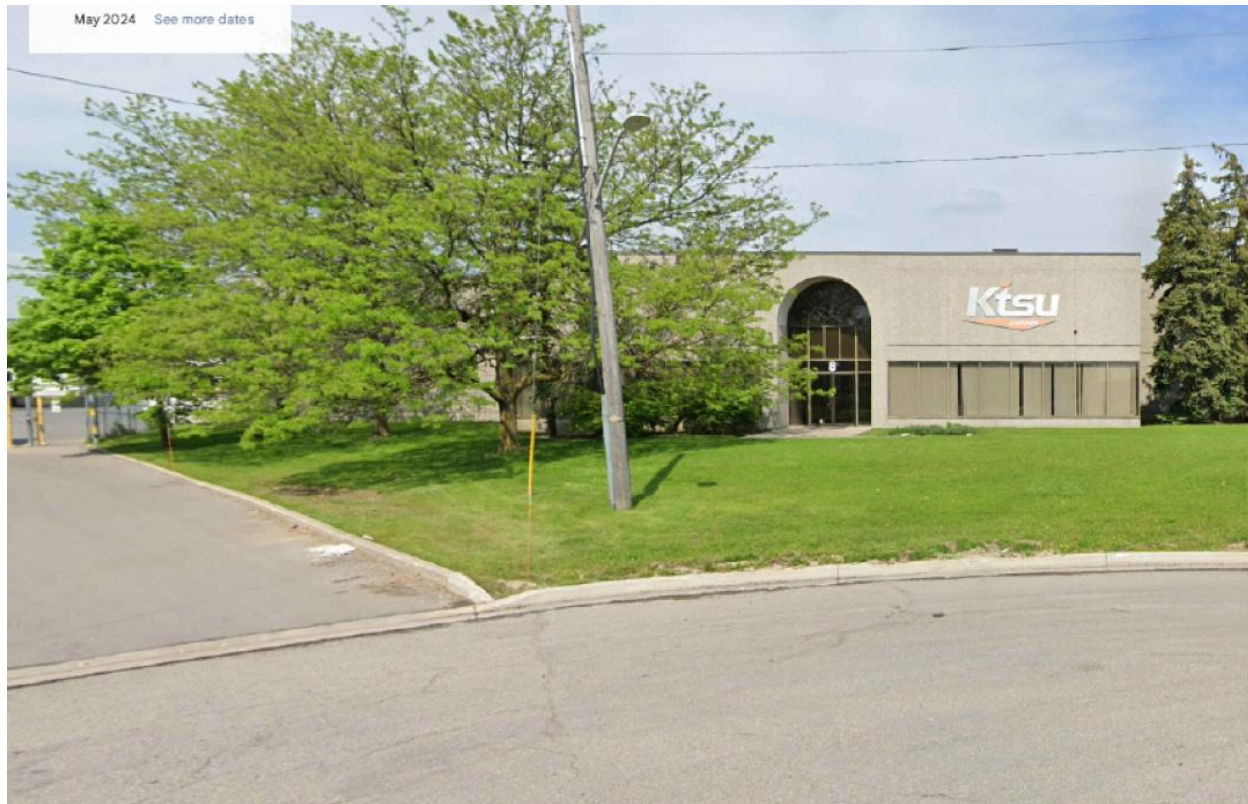
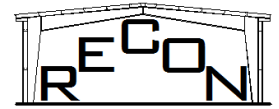


### Existing Site Descriptions:

The site is generally bounded by industrial uses and fronts to end of Marconi court round-about. With 85.47 M lot frontage & land area of 5,808.27 M2. Lot consists of 1675.10 M2 one storey industrial building & 178.30 M2, office building. The building façade on all side is white color and grooved concrete precast panels. The present use of building is warehouse, but the new owner is proposing to use it as a "Truck repair shop".

# **RECON CONSULTING**

2 Hemford Crescent, North York, M3B 2S5 Tel: 416 384 1725, Email: ctco2@yahoo.com



## **FRONT ELEVATION**

### **Proposal Descriptions:**

There will be no change to existing site & site condition, and existing vehicular access will be maintained. The existing 43 parking spots are more than number of parking required by proposed use.

The proposed change to the property, will be addition of 5 new truck doors to the existing industrial building, as well as change of use of building from existing warehouse use to warehouse and truck repair centre use.

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