

APPLICATION # A-2023-0145
WARD #10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **GLENSHORE INVESTMENTS INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 10, Concession 11 ND municipally known as **5203 OLD CASTLEMORE ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a retaining wall to be located within a required landscaped open space whereas the by-law does not permit retaining walls with a required landscaped open space.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO File Number: _____
Application for Consent: NO File Number: _____

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

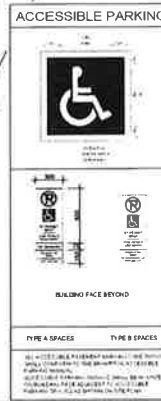
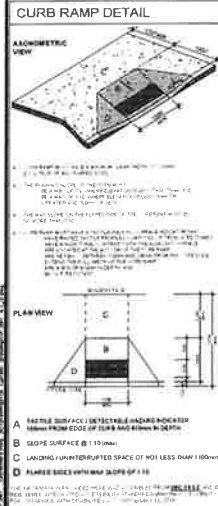
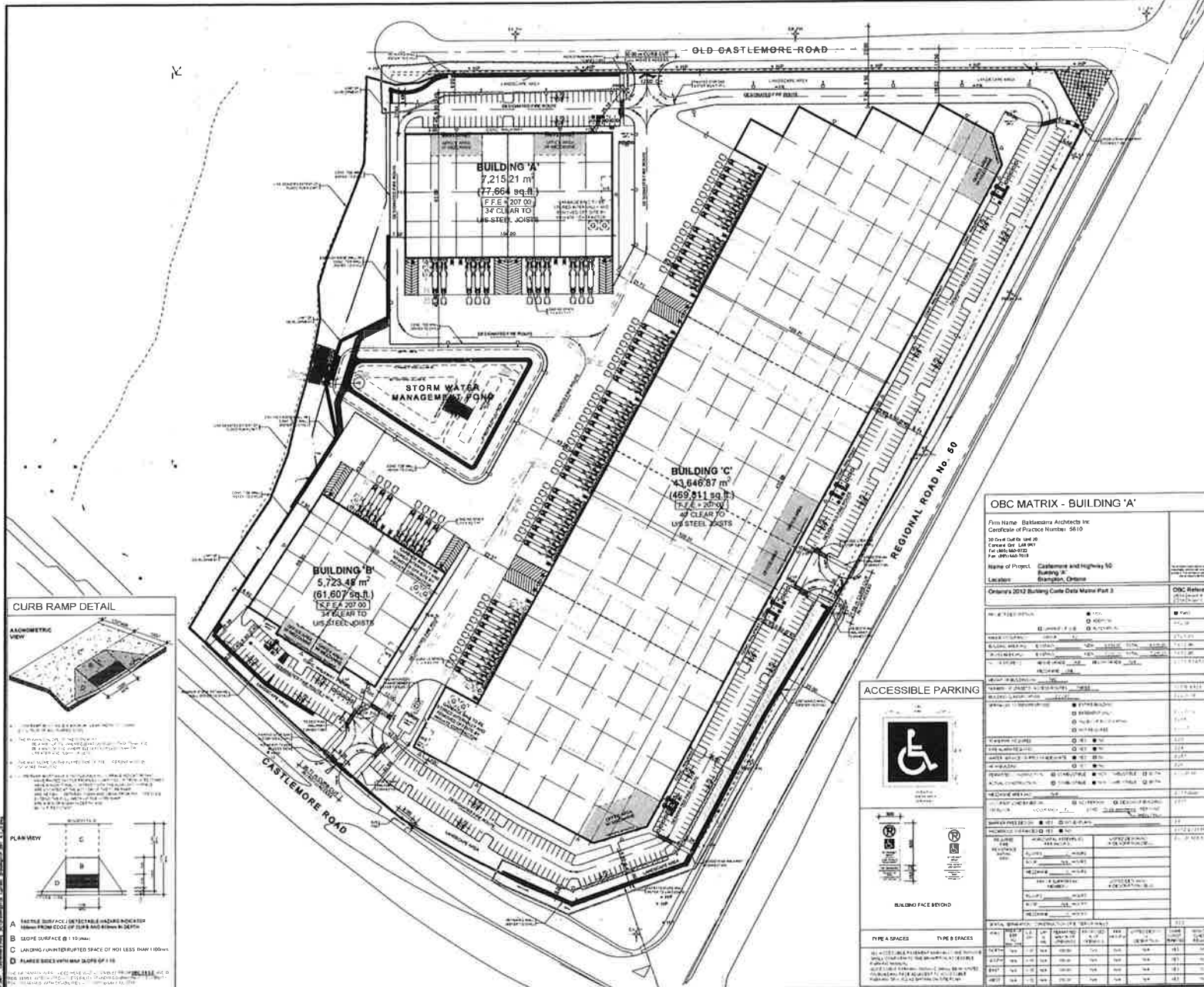
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 18th Day of May, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



OBC MATRIX - BUILDING 'B'

NAME OF PROJECT	Castlemore and Highway 50 Building 'B'
LOCATION	Brampton, Ontario
OWNER'S 2012 BUILDING CODE DATA MATRIX PART 3	OBC Reference
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
HEATING, VENTILATION AND AIR CONDITIONING	HEATING, VENTILATION AND AIR CONDITIONING
SAFETY	SAFETY
ENVIRONMENTAL	ENVIRONMENTAL
ENERGY EFFICIENCY	ENERGY EFFICIENCY
ACCESSIBILITY	ACCESSIBILITY
OTHER	OTHER
REMARKS	
DATE	
BY	
CHECKED	
APPROVED	

OBC MATRIX - BUILDING 'A'

NAME OF PROJECT	Castlemore and Highway 50 Building 'A'
LOCATION	Brampton, Ontario
OWNER'S 2012 BUILDING CODE DATA MATRIX PART 3	OBC Reference
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
HEATING, VENTILATION AND AIR CONDITIONING	HEATING, VENTILATION AND AIR CONDITIONING
SAFETY	SAFETY
ENVIRONMENTAL	ENVIRONMENTAL
ENERGY EFFICIENCY	ENERGY EFFICIENCY
ACCESSIBILITY	ACCESSIBILITY
OTHER	OTHER
REMARKS	
DATE	
BY	
CHECKED	
APPROVED	

OBC MATRIX - BUILDING 'C'

NAME OF PROJECT	Castlemore and Highway 50 Building 'C'
LOCATION	Brampton, Ontario
OWNER'S 2012 BUILDING CODE DATA MATRIX PART 3	OBC Reference
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
HEATING, VENTILATION AND AIR CONDITIONING	HEATING, VENTILATION AND AIR CONDITIONING
SAFETY	SAFETY
ENVIRONMENTAL	ENVIRONMENTAL
ENERGY EFFICIENCY	ENERGY EFFICIENCY
ACCESSIBILITY	ACCESSIBILITY
OTHER	OTHER
REMARKS	
DATE	
BY	
CHECKED	
APPROVED	

KEY PLAN CITY OF BRAMPTON

PLAN OF SUBDIVISION OF PART OF LOT 10, CONCESSION 11, NORTHERN DIVISION (GEOGRAPHIC TOWNSHIP OF TORONTO OMB)

CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL

SITE STATISTICS

SITE AREA	116,843.53 m ² or 26.82 Ac
ZONING	INDUSTRIAL (MBU-355)
REQUIRED	
PROVIDED	
LOT FRONTAGE (CASTLEMORE)	30.0 m
FRONT YARD (CASTLEMORE)	6.0 m
REAR YARD (OLD CASTLEMORE)	3.0 m
INTERIOR SIDE (WEST)	3.0 m
EXTERIOR SIDE (HIGHWAY 50)	6.0 m
BUILDING 'A'	7,215.21 m ² or 77,664 S.F.
MEZZANINE	6,619.30 m ² or 71,250 S.F.
BUILDING 'B'	5,723.48 m ² or 61,607 S.F.
MEZZANINE	5,350.87 m ² or 57,587 S.F.
BUILDING 'C'	43,646.87 m ² or 469,211 S.F.
MEZZANINE	43,312.68 m ² or 465,450 S.F.
GROUND FLOOR	4,334.18 m ² or 46,371 S.F.
TOTAL GROSS FLOOR AREA	96,585.56 m ² or 1,049,062 S.F.
LOT COVERAGE	46.54%
LANDSCAPED AREA	23,545.26 m ² or 26.19%
PAVED AREA	38,815.26 m ² or 43.29%
FLOOR SPACE INDEX (FSI)	0.90
BUILDING HEIGHT (MAX)	20.0 m
INDUSTRIAL	116,843.53 m ² or 1,260,000 S.F.
ACCESSIBLE PARKING REQ'D	116,843.53 m ² or 1,260,000 S.F.
TRUCK LEVEL DOORS	25 Doors
DRIVE IN DOORS	10 Doors
BICYCLE PARKING	32 Spaces

MUNICIPAL & GENERAL NOTES

- GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.
- THE FIRE ROUTE SHALL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 1,363 KG/M² AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
- ROOFTOP RTUs TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR.
- EXCESS SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR.

SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN/OVERHEAD DOOR
- HYDRANT + VALVE
- FIRE DEPARTMENT CONNECTION / SAMOSE
- HYDRO POLE STANDARD / UTILITY POLE
- BIKE RACK (2 BIKES)
- HYDRO TRANSFORMER
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- LOADING SPACE, 3.7m x 9.0 TYP
- CURB DEPRESSION / DROP CURB
- FIRE ROUTE SIGN
- GAS METERS
- CAR POOL PARKING (23 SPACES = 5% OF TOTAL)

No.	ISSUED	DATE	#	RE-ISSUED FOR SPA	NOV 16, 2022
1	ISSUED FOR CONSULTANT COORDINATION	FEB 4, 2022			
2	ISSUED FOR SPA	MAR 11, 2022			
3	RE-ISSUED FOR CONSULTANT COORDINATION	MAY 27, 2022			
4	RE-ISSUED FOR SPA COORDINATION	JUN 1, 2022			
5	RE-ISSUED FOR SPA	AUG 12, 2022			

No.	REVISION	DATE	#	REVISED AS NOTED	SEPT 16, 2022
1	REVISED PER CIVIL CONSULTANT DRAWINGS	FEB 16, 2022	7	REVISED AS NOTED	NOV 16, 2022
2	REVISED PER CIVIL CONSULTANT DRAWINGS	MAR 4, 2022	8	REVISED AS NOTED	MAY 2, 2023
3	REVISED PER MUNICIPAL COMMENTS	MAY 27, 2022			
4	REVISED PER CIVIL CONSULTANT DRAWINGS	JUN 7, 2022			
5	REVISED AS NOTED	AUG 12, 2022			

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
1 905 660-0722 | www.baldassarra.ca

GOLDPARK
GROUP



Highway 50 & Castlemore

Brampton, ON

SITE PLAN

SPA-2022-0051

DATE	FEB. 2022	SCALE	1:1000
PROJECT NO.	P-21117	DRAWING NO.	A-1.0

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May 30, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



KITCHENER
WOODBRIIDGE
LONDON
BARRIE
BURLINGTON

A-2023-0145

May 2, 2023

Jeanie Myers
Secretary Treasurer to the Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Via email: Jeanie.myers@brampton.ca

Dear Ms. Myers:

**RE: APPLICATION FOR MINOR VARIANCE
5203 OLD CASTLEMORE ROAD, BRAMPTON
OUR FILE: 18244A**

On behalf of our client, Glenshore Investments Inc., we are pleased to submit the enclosed Minor Variance application for the lands municipally known as 5203 Old Castlemore Road in the City of Brampton (the "Subject Lands"). In support of the Minor Variance application, please find the following materials enclosed:

- 1) One (1) copy of the completed application form;
- 2) One (1) copy of the Site Plan; and,
- 3) One (1) copy of the Survey.

Payment of the associated fees will be made in person at the City Hall.

OVERVIEW:

The Subject Lands are designated as 'Business Corridor' and 'Open Space' in the City of Brampton Official Plan (Schedule A), and 'Mixed Commercial/Industrial' and 'Valleyland' in the Bram East Secondary Plan (Figure 12). The Subject Lands are zoned 'Industrial Business - Section 3558 (MBU-3558)', 'Floodplain (F)' and 'Open Space (OS)' in Zoning By-law 270-2004.

A Site Plan Application was submitted to the City of Brampton on March 14, 17, 2022 (SPA-2022-0051). The application is to facilitate the development of three commercial/industrial buildings and a stormwater management facility. The three proposed buildings will have a total GFA of 56,585.56 m². The proposed development will have a 46.56% coverage, 20.15% landscaped area, an FSI of 0.49, and will provide 460 parking spaces, 16 of which are accessible.

REQUESTED VARIANCES:

The proposed development provides a landscaped strip that is between 6 and 9 metres around the perimeter of the Subject Lands. To accommodate site grading, retaining walls are required along the property lines in two locations: 1) at the intersection of Castlemore Road and Regional Road No. 50; and, 2) along Old Castlemore Road, west of the proposed entrance.

The Subject Lands are zoned 'Industrial Business Special Section 3558' in the City of Brampton's Zoning By-law 270-2004. Section 35.1.2 of the Zoning By-law requires a minimum landscaped open space provision of 3 metres along the front lot line and 6 metres abutting a street. Section 5 of the Zoning By-law defines landscaped open space as:

"an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall, or any covered space beneath or within any building or structure"

The purpose of this minor variance application is to obtain relief from the landscaped open space provision in the City of Brampton's Zoning By-law 270-2004 in order to facilitate the proposed commercial/industrial development on the Subject Lands. The requested variance is as follows:

- 1) To allow a retaining wall within a required landscaped open space strip, whereas the definition of Landscaped Open Space excludes the area of a lot with any retaining walls.

MINOR VARIANCE TESTS:

We believe that the relief requested above from the provisions of By-law 270-2004 meets the four tests set out under Section 45(1) of the *Planning Act* as follows:

1. The variance maintains the general intent and purpose of the Official Plan

The Subject Lands are designated as 'Business Corridor' and 'Open Space' in the City of Brampton Official Plan (Schedule A), and 'Mixed Commercial/Industrial' and 'Valleyland' in the Bram East Secondary Plan (Figure 12). The 'Business Corridor' designation permits a broad range of employment and employment-related uses, and the 'Mixed Commercial/Industrial' designation permits a range of commercial and industrial uses.

Development within the 'Business Corridor' designation is required to demonstrate a superior level of urban design to maintain the positive business image of the City's industrial areas (Section 4.4.1). Further, Policy 4.4.1.5(viii) states that the siting, massing and landscaping of development shall contribute to a unified and cohesive street edge. These policies are echoed in the Secondary Plan, as Policy 3.2.14 i) states that landscaping shall be required to provide screening from parking areas and improve the visual amenity of the area. The proposed development demonstrates a high standard of design by providing a robust landscaped strip consisting of trees, shrubs, and perennials and ornamental grasses, and by incorporating an entry feature wall at the intersection of Castlemore Road and Regional Road No. 50 – both of which achieve the dual purpose of providing attractive design features and screening parking areas. Additional features contributing to the landscape and design features of the proposed development include internal landscaped areas and amenity spaces, and decorative fencing.

Therefore, it is our opinion that the proposed variance meets the intent of the Official Plan and the Bram East Secondary Plan.

2. *The variance maintains the general intent and purpose of the Zoning By-law*

The Subject Lands are zoned 'Industrial Business Special Section 3558' in the City of Brampton's Zoning By-law 270-2004. This designation permits the proposed commercial/industrial development of the Subject Lands.

Through the provision of minimum landscaped open area, it is the intent of the Zoning By-law to provide separation and screening between the public realm and development, and to support the provision of landscaped green space where development interfaces with the public realm. The definition in the Zoning By-law further identifies this intent by specifying that landscaped open space shall be an unoccupied area of land, and that it may include a surfaced walk, patio, screening, pool or other visual amenity, highlighting the design and amenity features desired. As such, retaining walls would generally function as a barrier to, or a division of, the landscaped open space. The retaining walls are necessary to accommodate the grading constraints of the site while still providing a minimum 6-metre wide landscaped open space strip, and have been designed either to minimize their impact or to enhance the site's design by incorporating a gateway and screening feature.

Therefore, it is our opinion that the proposed variance meets the intent of the Zoning By-law.

3. *That the requested variance is desirable for the appropriate development or use of the land*

The requested variance is desirable and appropriate for the proposed development of the Subject Lands. The inclusion of a retaining wall within the landscaped open space strip allows for an efficient use of land given the site's grading constraints, while maintaining the provision of landscaped open space.

Therefore, it is our opinion that the proposed variance is desirable for the appropriate development of the land.

4. *That the requested variance is minor in nature*

The proposed variance is minor in nature, as the locations affected by the variance represent a small portion of the overall site. The first retaining wall along the property wraps around the southeast corner of the site at Castlemore Road and Regional Road No. 50, and extends along Regional Road No. 50 until it meets the proposed entrance. The second retaining wall is located at the northwest of the site along Old Castlemore Road, between the cul-de-sac and the proposed entrance. The remainder of the site is able to accommodate a minimum 6-metre wide landscaped open space strip without the interference of retaining walls.

Therefore, it is our opinion that the proposed variance is minor in nature.

As such, it is our opinion that the proposed variance meets the four tests set out under Section 45(1) if the *Planning Act*.

If you require further information please do not hesitate to contact us. We look forward to this matter being scheduled on the May 30, 2023 Committee of Adjustment agenda.

Thank you.

Yours Truly,

MHBC

A handwritten signature in black ink, appearing to read 'K. Rauscher', written in a cursive style.

Katherine Rauscher, MCIP, RPP
Associate

Flower City



brampton.ca

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

FILE NUMBER: A-2023-0145

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)** Glenshore Investments Inc. c/o Peter Cipriano
Address 55 Stilton Road
Woodbridge, ON
L4R 4M3 496 728
Phone # 905 856 2490 x 29 **Fax #** _____
Email pcipriano@goldparkgroup.com

2. **Name of Agent** MHBC Planning c/o Oz Kemal
Address 442 Brant Street Suite 204
Burlington, ON
L7R 2G4
Phone # 905 630 8586 x 225 **Fax #** 905 761 5589
Email okemal@mhbcplan.com

3. **Nature and extent of relief applied for (variances requested):**
1) To permit a retaining wall in the required landscaped open space, whereas Section 35.1.2 (g) of the Zoning By-law requires the provision of landscaped open space, and whereas the definition of Landscaped Open Space in Section 5 of the Zoning By-law excludes the area of a lot containing a retaining wall.

4. **Why is it not possible to comply with the provisions of the by-law?**
Retaining walls are required in several instances along the property lines at Castlemore Road, Regional Road 50 and Old Castlemore Road due to the grading constraints of the site.

5. **Legal Description of the subject land:**
Lot Number Part Lot 10
Plan Number/Concession Number Concession 11
Municipal Address 5203 Old Castlemore Road

6. **Dimension of subject land (in metric units)**
Frontage +/- 393.0 m
Depth +/- 358.0 m
Area +/- 14.27 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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Three (3) one-storey commercial/industrial buildings with mezzanines. Building A has a ground floor area of ~6,619 sqm and a GFA of ~7,215 sqm. Building B has a ground floor area of ~5,350 sqm and a GFA of ~5,723 sqm. Building C has a ground floor area of ~42,312 sqm and a GFA of ~43,646 sqm. Refer to site plan for additional details.

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 N/A
Rear yard setback N/A
Side yard setback N/A
Side yard setback N/A

PROPOSED

Front yard setback 26.58 m (Castlemore)
Rear yard setback 16.02 m (Old Castlemore)
Side yard setback 8.40 m (West - Interior Side)
Side yard setback 26.6 m (Highway 50)

10. Date of Acquisition of subject land: 2010
11. Existing uses of subject property: Vacant
12. Proposed uses of subject property: Commercial/Industrial
13. Existing uses of abutting properties: Warehousing/logistics
14. Date of construction of all buildings & structures on subject land: N/A
15. Length of time the existing uses of the subject property have been continued: N/A

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) SWM Pond
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 # 21T-200038 Status pending draft approval conditions

18. Has a pre-consultation application been filed?

Yes No Pre-Consultation for SPA file PRE-2021-0169
Site Plan Application file SPA-2022-0051

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Burlington

THIS 2nd DAY OF May, 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, Oz Kemal, OF THE City Cambridge
IN THE Province OF Ontario 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.

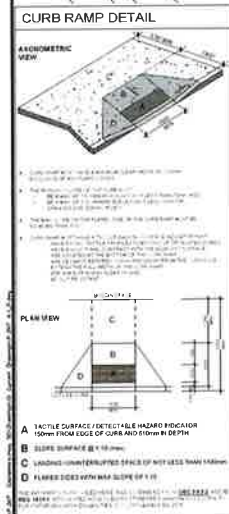
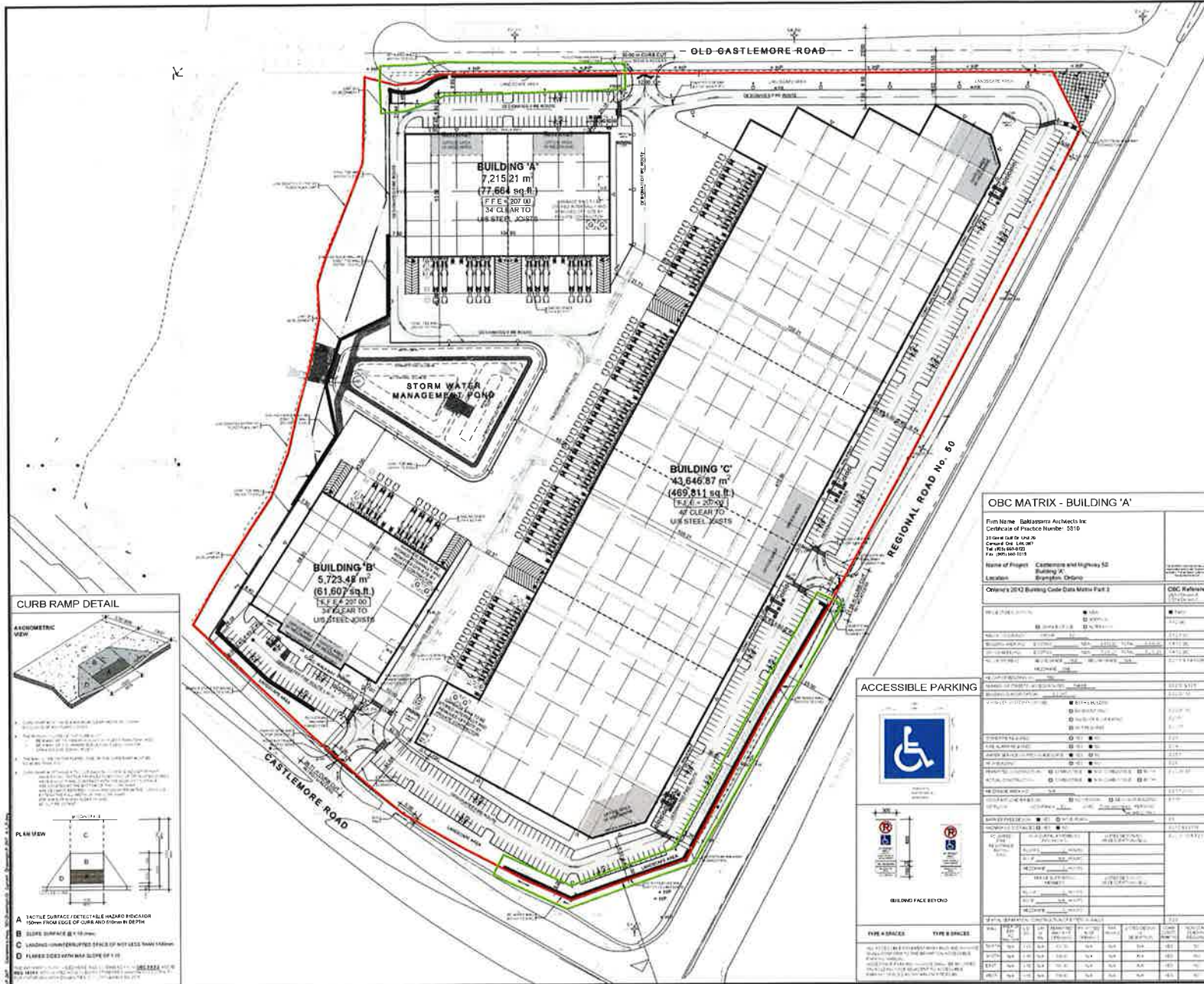
DECLARED BEFORE ME AT THE
City of Mississauga
IN THE Region OF
Peel THIS 2nd DAY OF
May, 2023

Signature of Applicant or Authorized Agent

Doris Ann Ainsworth, a
A Commissioner etc. Commissioner, etc., Province of
Ontario, for MHPC Planning
Limited For Office Use Only, 2025.

Present Official Plan Designation:	MBU - 3558
Present Zoning By-law Classification:	MBU - 3558
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
HOTHU S. Zoning Officer	MAY 03 2023 Date

DATE RECEIVED MAY 3, 2023
Date Application Deemed Complete by the Municipality



OBC MATRIX - BUILDING 'B'

Firm Name: Baldassarra Architects Inc.
 Certificate of Practice Number: 5510
 30 Glen Watford Drive
 Unit 20
 Scarborough, Ontario
 M1S 4S7

Name of Project: Customers and Highway 50 Building 'B'
 Location: Brampton, Ontario

Ontario's 2012 Building Code Data Matrix Part 3

Code	Description	Compliance
1.0	General	Compliant
2.0	Structure	Compliant
3.0	Fire	Compliant
4.0	Energy	Compliant
5.0	Accessibility	Compliant
6.0	Signage	Compliant
7.0	Electrical	Compliant
8.0	Plumbing	Compliant
9.0	Mechanical	Compliant
10.0	Other	Compliant



SITE STATISTICS

NET AREA: 116,843.53 m² (28.82 Ac)

ZONING: INDUSTRIAL (M20-33)

REQUIRED	PROVIDED
LOT FRONTAGE (CASTLEMORE)	30.0 m / 1278.05 m
FRONT YARD (CASTLEMORE)	8.0 m / 26.50 m
REAR YARD (OLD CASTLEMORE)	10.0 m / 10.02 m
INTERIOR SIDE (WEST)	3.0 m / 5.40 m
EXTERIOR SIDE (HIGHWAY 50)	8.0 m / 26.80 m

BUILDING 'A'

GROUND FLOOR	7,215.21 m ²	or	77,664 S.F.
MEZZANINE	6,819.30 m ²	or	71,250 S.F.
TOTAL	14,034.51 m ²	or	148,914 S.F.

BUILDING 'B'

GROUND FLOOR	5,723.45 m ²	or	61,607 S.F.
MEZZANINE	5,300.97 m ²	or	57,597 S.F.
TOTAL	11,024.42 m ²	or	119,204 S.F.

BUILDING 'C'

GROUND FLOOR	43,646.87 m ²	or	466,811 S.F.
MEZZANINE	42,231.65 m ²	or	452,455 S.F.
TOTAL	85,878.52 m ²	or	919,266 S.F.

TOTAL GROSS FLOOR AREA: 149,937.45 m² (324,085 S.F.)

LOT COVERAGE: 44.54%

LANDSCAPED AREA: 23,345.28 m² (20.19%)

PAVED AREA: 38,815.28 m² (33.28%)

REQUIRED	PROVIDED
FLOOR SPACE INDEX (FSI)	0.50 / 0.49
BUILDING HEIGHT (MAX)	20.0 m / 78ft
INDUSTRIAL (18 Spaces for 180,000-lb Gross Weight @ 45,000-lb)	414 Spaces / 450 Spaces
ACCESSIBLE PARKING REQ'D (18 Spaces @ 1:8 Type 'A' & 1:5 Type 'B')	TYPE 'A' - 8 Spaces / TYPE 'B' - 8 Spaces
TRUCK LEVEL DOORS	75 Doors
DRIVE-IN DOORS	10 Doors
BICYCLE PARKING	323 Spaces

OBC MATRIX - BUILDING 'A'

Firm Name: Baldassarra Architects Inc.
 Certificate of Practice Number: 5510
 30 Glen Watford Drive
 Unit 20
 Scarborough, Ontario
 M1S 4S7

Name of Project: Customers and Highway 50 Building 'A'
 Location: Brampton, Ontario

Ontario's 2012 Building Code Data Matrix Part 3

Code	Description	Compliance
1.0	General	Compliant
2.0	Structure	Compliant
3.0	Fire	Compliant
4.0	Energy	Compliant
5.0	Accessibility	Compliant
6.0	Signage	Compliant
7.0	Electrical	Compliant
8.0	Plumbing	Compliant
9.0	Mechanical	Compliant
10.0	Other	Compliant

OBC MATRIX - BUILDING 'C'

Firm Name: Baldassarra Architects Inc.
 Certificate of Practice Number: 5510
 30 Glen Watford Drive
 Unit 20
 Scarborough, Ontario
 M1S 4S7

Name of Project: Customers and Highway 50 Building 'C'
 Location: Brampton, Ontario

Ontario's 2012 Building Code Data Matrix Part 3

Code	Description	Compliance
1.0	General	Compliant
2.0	Structure	Compliant
3.0	Fire	Compliant
4.0	Energy	Compliant
5.0	Accessibility	Compliant
6.0	Signage	Compliant
7.0	Electrical	Compliant
8.0	Plumbing	Compliant
9.0	Mechanical	Compliant
10.0	Other	Compliant

MUNICIPAL & GENERAL NOTES

- GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.
- THE FIRE ROUTE SHALL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11.363 kg/AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
- ROOFTOP RTUs TO BE SCREENED FROM PUBLIC VIEW.
- EXCESS SIGNAGE TO BE REMOVED OFF SITE BY PRIVATE CONTRACTOR.

SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- CRANE / OVERHEAD DOOR
- FIRE RISE + VALVE
- FIRE DEPARTMENT CONNECTION / SIAMOSE
- FIRE HOSE STANDARD UTILITY POLE
- BIKE RACK (2 BIKES)
- HYDRO TRANSFORMER
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ROOFTOP TO BUILDING FACE
- REFUSE STORAGE BINS
- LOADING SPACE: 3.7m x 9.0 x 1.1P
- CURB DEPRESSION / DROP CURB
- FIRE ROUTE SIGN
- GAS METERS
- CAR POOL PARKING (23 SPACES = 5% OF TOTAL)

No.	ISSUED	DATE	6	RE-ISSUED FOR SPA	NOV 16 2022
1	ISSUED FOR CONSULTANT COORDINATION	FEB 4 2022			
2	ISSUED FOR SPA	MAR 11 2022			
3	RE-ISSUED FOR CONSULTANT COORDINATION	MAY 27 2022			
4	RE-ISSUED FOR SPA COORDINATION	JUN 1 2022			
5	RE-ISSUED FOR SPA	AUG 12 2022			

No.	REVISION	DATE	6	REVISED AS NOTED	SEPT 4 2022
1	REVISED PER CIVIL CONSULTANT DRAWINGS	FEB 16 2022			
2	REVISED PER CIVIL CONSULTANT DRAWINGS	MAR 4 2022			
3	REVISED PER MUNICIPAL COMMENTS	MAY 27 2022			
4	REVISED PER CIVIL CONSULTANT DRAWINGS	JUN 7 2022			
5	REVISED AS NOTED	AUG 12 2022			

BALDASSARRA Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
 T 905 860 0722 | www.baldassarra.ca

GOLDPARK GROUP

ONTARIO ASSOCIATION OF ARCHITECTS

A BALDASSARRA LICENSEE

Highway 50 & Castlemore

Brampton, ON

SITE PLAN

SPA-2022-0051

DATE	DRAWN BY	CHECKED	SCALE
FEB 2022	CI		1:1000

PROJECT NO: 21117

A-1.0

**PLAN OF SURVEY OF
PART OF LOT 10, CONCESSION 11
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:1000

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

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

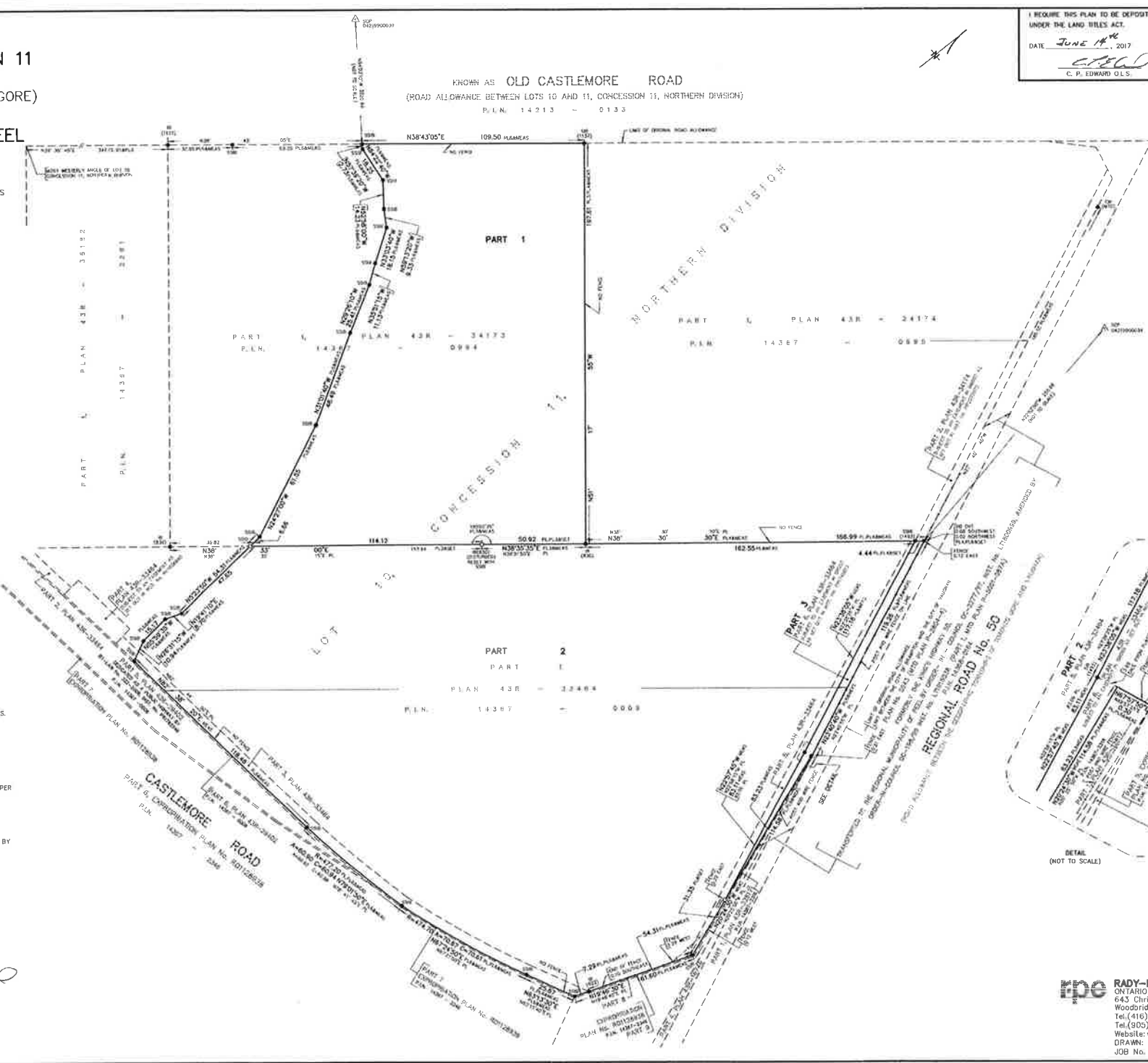
I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.
DATE JUNE 14th, 2017
CPELO
C. P. EDWARD O.L.S.

PLAN 43R-3755
RECEIVED AND DEPOSITED
DATE June 16, 2017

Carollette Liburd
REPRESENTATIVE FOR LAND REGISTRAR FOR
THE LAND TITLES DIVISION OF PEEL (No 43)

SCHEDULE			
PART	PART OF LOT	CONCESSION	PART OF P.I.N.
1	10	11	14367-0994
2			
3			14367-0009

PART 3 IS SUBJECT TO AN EASEMENT IN
GROSS AS SET OUT IN INST. No. PR145012.



NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- S9B DENOTES SHORT STANDARD IRON BAR
- S9 DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CM DENOTES CONCRETE MONUMENT
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- (R30) DENOTES E.W. PEZZOLO O.L.S.
- (1137) DENOTES R.E. MURPHY O.L.S.
- (1443) DENOTES J.F.C. TONG O.L.S.
- (922) DENOTES SCHMETTER & DZALDOV LIMITED, O.L.S.
- (M20) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
- (W1) DENOTES WITNESS
- ON DENOTES ONT. REG. NO. 4522288
- PL DENOTES PLAN 43R-33464
- PL3 DENOTES PLAN 43R-34173
- PL4 DENOTES PLAN 43R-34174
- PL5 DENOTES PLAN OF SURVEY BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., DATED ON MAY 16TH, 2017
- X- DENOTES FENCE
- SCP DENOTES SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
UNLESS NOTED OTHERWISE.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS
0421990034 AND 0421990039, UTM ZONE 17, MADS (ORIGINAL).
COORDINATES ARE UTM ZONE 17, MADS (ORIGINAL) TO URBAN ACCURACY PER
SEC. 14 (3) OF OREG. STAT. AND CANNOT BE THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
SCP 0421990034	4881663.558	606613.354
SCP 0421990039	4852929.254	603978.157

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999715.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF JUNE, 2017.
DATE JUNE 14th, 2017.

CPELO
C. P. EDWARD
ONTARIO LAND SURVEYOR

rpe RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
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Tel: (416) 635-5000 Fax: (416) 635-5001
Tel: (905) 264-0881 Fax: (905) 264-2089
Website: www.r-pe.ca
DRAWN: S.L. CHECKED: S.G./C.P.E.
JOB No. 16-273 CAD FILE No. 10273R03

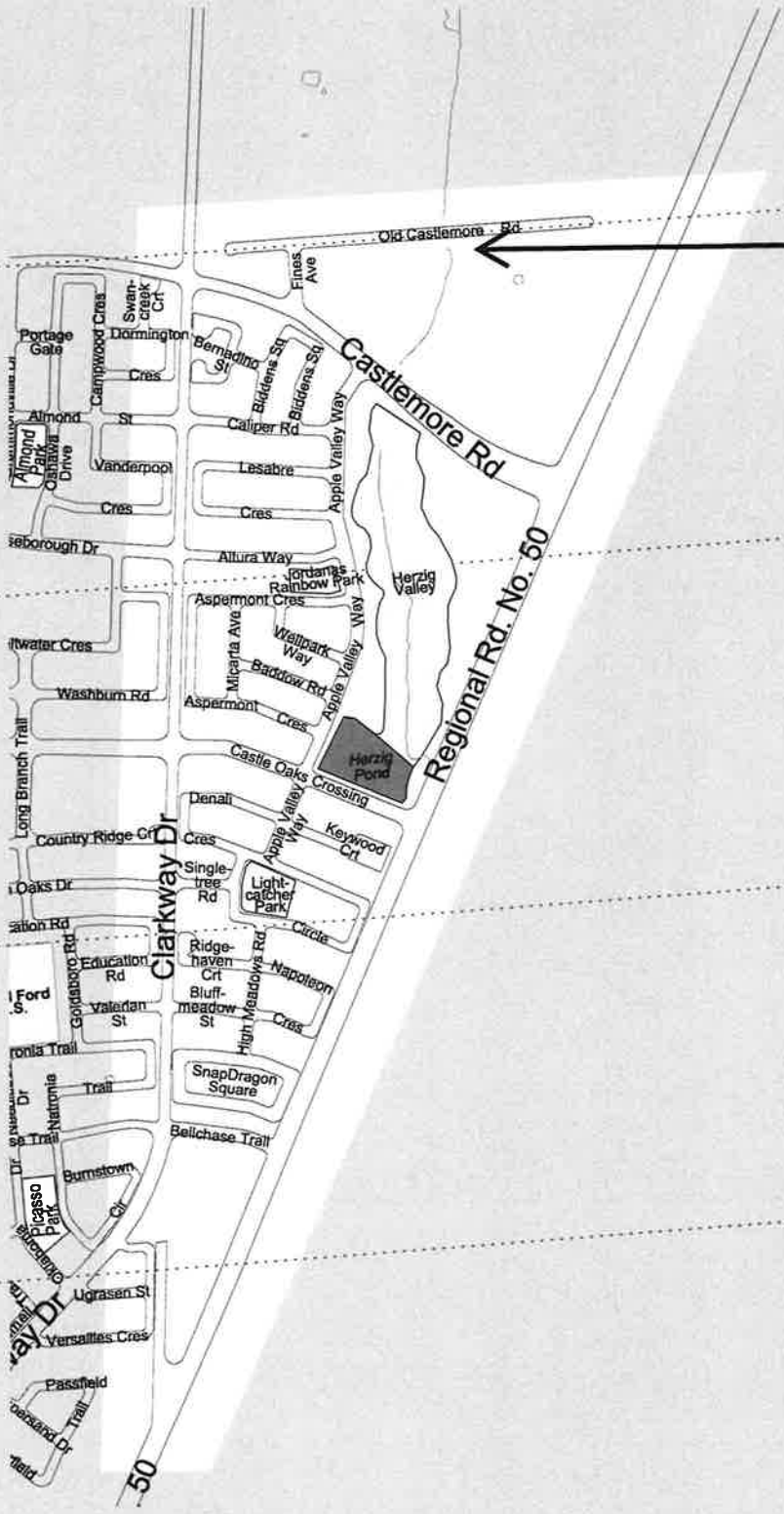
Q2

A-2023-0145

a

P3
b

c



Q3