



May 9, 2024

Clara Vani
Interim Secretary-Treasurer,
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton ON L6Y 4R2

**RE: Minor Variance Application
9445 Airport Rd
SPA-2024-0003**

Dear Ms. Vani,

Pala Holdings Limited (Orlando Corporation) owns the lands municipally known as 9445 Airport Road and we are seeking a minor variance for relief from the following site-specific Zoning Bylaw 1512 (225-2005) regulations:

1. Proposed Front Yard setback of 21.44m whereas 24.5m is required to the overhang and Proposed Front Yard setback of 24.29m whereas 25m is required to the building;
2. Proposed Side Yard setback of 25.46m whereas 30m is required;
3. Proposed Rear Yard setback of 11.82m whereas 20m is required;
4. Proposed Landscape buffer along Airport Road of 14.77m whereas 15m is required;
5. Proposed Landscape buffer along William's Parkway of 9.47m whereas 15m is required;
6. Proposed Outside storage (Truck Parking) on the East side of the site whereas Outside Storage of goods, materials and equipment, including overside motor vehicles is not permitted; and,
7. Proposed parking rate of 350 spaces whereas 883 spaces are required.

Through the Site Plan Application SPA-2024-0003 we are proposing to construct a new 48,548.90 square metre (522,576 sq ft) industrial building at the subject lands. The existing site-specific Zoning Bylaw 1512 (225-2005) provides regulations which were tailored for a specific user to the site, while the overall zoning designation is M4 Industrial. The existing building on site is in the process of be demolished as per the approved demolition permit. The requested variances will permit the construction of an industrial building that would meet the requirements of the M4 Industrial Zoning Designation, consistent with the neighbouring industrial buildings.



A TIS prepared by C.F. Crozier & Associates Inc. prepared in April 2024 has been circulated with the site plan application. The TIS supports the proposed reduction in parking supply, shows that the site will be providing a surplus of 180 parking spaces on the site based on information from surrogate sites analyzed throughout the Greater Toronto Area.

We believe that the minor variance application meets the four tests as prescribed under the Planning Act:

1. The proposed use of the subject lands is consistent with the City of Brampton Official Plan and furthers the objectives of the Employment Designation.
2. The proposed use of the subject lands is consistent with the designated M4-Industrial zoning as per the City of Brampton Zoning Bylaw.
3. The proposed use and variances would be consistent and compatible with the surrounding land uses. The reduction of parking is supported by the TIS prepared by C.F. Crozier & Associates Inc. prepared in April 2024, and the parking rate proposed is consistent with M4 zoning designations.
4. The proposed variances are minor in nature as the variances would meet the requirements under a typical M4 Industrial designation. Further, the City of Brampton is currently undergoing a review of their Zoning Bylaw which would allow for opportunities to remove the site-specific zoning designation on this property in the future.

The following plans and information have been provided in this submission for your review and circulation:

- Completed Committee of Adjustment Variance Application
- Application Fee – Cheque in the amount of \$2,838.00
- Site Plan A1.0a, revised to May 6, 2024

If you require additional information or clarification, please contact me at 416.684.2049 or at rehkopfw@orlandocorp.com.

Yours truly,

ORLANDO CORPORATION

Wyatt Rehkopf
Development Manager



FILE NUMBER: A-2024-0171

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)** Pala Holdings Limited (Orlando Corporation)
Address 6205 Airport Rd Mississauga ON L4V1E3

Phone # 905-677-5480 **Fax #** _____
Email rehkopfw@orlandocorp.com

2. **Name of Agent** Wyatt Rehkopf - Development Manager
Address 6205 Airport Rd Mississauga ON L4V1E3

Phone # 905-677-5480 **Fax #** _____
Email rehkopfw@orlandocorp.com

3. **Nature and extent of relief applied for (variances requested):**

Please see Cover Letter provided with submission.

4. **Why is it not possible to comply with the provisions of the by-law?**

Please see Cover Letter provided with submission.

5. **Legal Description of the subject land:**
Lot Number _____
Plan Number/Concession Number PLAN M468 BLK 1 PLAN M469 BLK 8
Municipal Address 9445 Airport Rd

6. **Dimension of subject land (in metric units)**
Frontage _____
Depth _____
Area 10.106 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 27,950 sq m industrial/office Building to be demolished.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

One new 48,548.90 sq m industrial building

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 25m
 Rear yard setback 20m
 Side yard setback 8m or 15% of lot line (if greater than 50m) to max of 30m whichever is more
 Side yard setback 8m or 15% of lot line (if greater than 50m) to max of 30m whichever is more

PROPOSED

Front yard setback 21.44m
 Rear yard setback 11.8m
 Side yard setback 25.46m
 Side yard setback 33.42m

10. Date of Acquisition of subject land: 1991

11. Existing uses of subject property: Industrial

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: 1980

15. Length of time the existing uses of the subject property have been continued: 1980 to Present

16. (a) What water supply is existing/proposed?

Municipal Other (specify) _____
 Well

- (b) What sewage disposal is/will be provided?

Municipal Other (specify) _____
 Septic

- (c) What storm drainage system is existing/proposed?

Sewers Other (specify) _____
 Ditches
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # _____ 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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____



 Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF MISSISSAUGA

THIS 8 DAY OF MAY, 2024.

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, Wyatt Rehkopf of Pala Holdings Limited, OF THE City OF Hamilton

IN THE Region OF Hamilton 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 8th DAY OF

May, 2024.



 A Commissioner etc.



 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 May 16, 2024

Date Application Deemed Complete by the Municipality Clara

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 9445 Airport Road


I/We, Pala Holdings Limited
please print/type the full name of the owner(s)

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

Wyatt Rehkopf
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 8 day of MAY, 2024.



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

WYATT REHKOPF

(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.

PERMISSION TO ENTER

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


LOCATION OF THE SUBJECT LAND: 9445 Airport Rd

I/We, Pala Holdings Limited

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 8 day of MAY, 2024



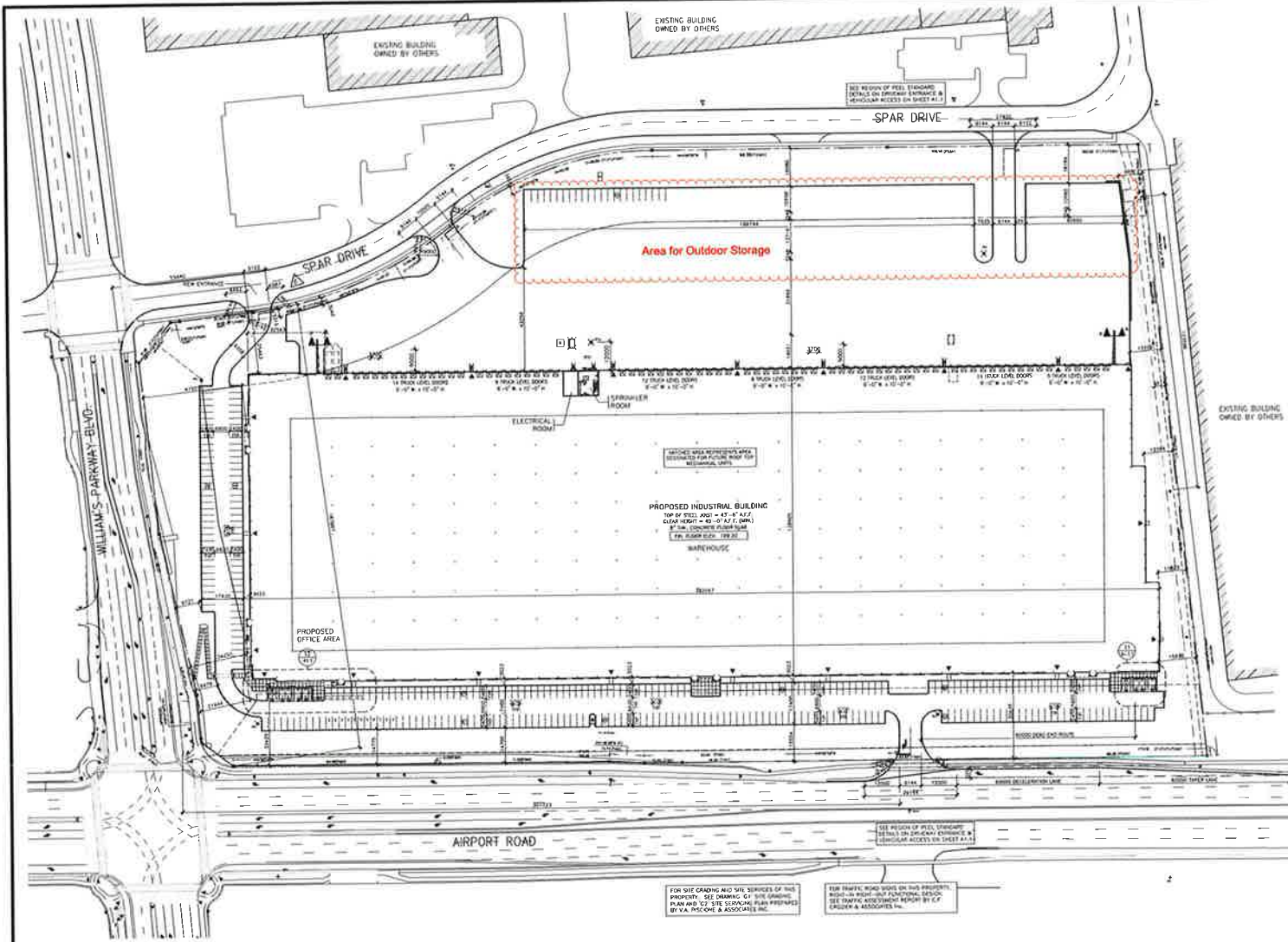
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

WYATI RENKOFF

(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



TRUE NORTH CONSTRUCTION NORTH

OWNER: ORLANDO CORPORATION

LEGAL DESCRIPTION: BLOCK 1, REGISTERED PLAN 43M-468 AND BLOCK 8, REGISTERED PLAN 43M-469 CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL



PROJECT STATISTICS

SITE AREA	METRIC	IMPERIAL
SITE AREA	101,968.01 m ² 10,100 ha	1,587,867.57 24,874 AC
LAND DEDICATION	80,911 m ²	6,479 SF
SITE AREA (LAND DEDICATION)	100,466.05 m ² 10,045 ha	1,581,488 SF 24,826 AC
BUILDING AREA		
WAREHOUSE	68,789.01 m ²	833,555 SF
SPRINKLER ROOM	81.78 m ²	880 SF
ELECTRICAL ROOM	88.18 m ²	945 SF
TOTAL BUILDING AREA	69,558.97 m ²	835,380 SF
COVERAGE		
1-ROOF BUILDING AREA	68,548.99 m ²	827,276 SF
2-PAVING AREA (3.7m x 3.0m x 111)	2,831.38 m ²	31,865 SF
3-ASPHALT PAVED AREA	81,719.82 m ²	841,413 SF
4-LANDSCAPED AREA	16,188.45 m ²	195,242 SF
5-TOTAL PAVES 1+4 ABOVE	120,468.59 m ²	1,561,488 SF

PARKING REQUIREMENTS (WAREHOUSE)

Car Parking Spaces Required: 8 for 1 car
 per 1,512 sqm parking calculation

REQUIRED	PROVIDED
843 CARS	
158 PARKING SPACES FOR 157,200 m ² OF G.P.A.	188 CARS
1 PARKING SPACE PER 1,512 m ² OF G.P.A. OR PORTION THEREOF THAT IS MORE THAN 20,000 m ²	188 CARS
TOTAL PARKING	356 CARS
UNDESIGNATED PARKING REQUIRED:	350 CARS
1 PARKING SPACE = 7% OF NUMBER OF BUILDING SPACE PROVIDED MORE	9 SPACES
NUMBER OF TRUCKS UNACCESSIBLE	4 SPACES
NUMBER OF TRUCKS UNACCESSIBLE	5 SPACES
TOTAL ACCESSIBLE PARKING SPACES (TRUCKS UNACCESSIBLE)	9 SPACES
TRUCK LOADING SPACES REQUIRED:	8 SPACES
3 for 1,500 m ² of 20m x 10m	3 SPACES
3 SPACES ON G.P.A. MORE THAN 14,000 m ² PLUS	4 SPACES
1 SPACE PER 6,000 m ² OVER 14,000 m ²	2 SPACES
TOTAL TRUCK LOADING SPACES	77 SPACES

NOTE: DEDUCTIONS INCLUDE MECHANICAL FLOOR AREAS, STAIRWELLS, WASHROOMS, ELEVATORS, GARBAGE/RECYCLING ROOMS, MOTOR VEHICLE PARKING, LOADING AREAS AND BELOW GRADE STORAGE ROOMS

City of Brampton, Planning and Development Department

1. The contractor must notify the Public Works and Engineering Department of the City of Brampton prior to commencement of any paving.

2. The location of all trees on adjacent lots must be approved by the Public Works and Engineering Department of the City of Brampton prior to commencement of any paving.

3. The Owner is required to obtain approval of all landscape areas to be installed on the site from the City of Brampton prior to commencement of any paving.

4. All trees to be removed must be approved for removal by the City of Brampton prior to commencement of any paving.

5. Soil that is damaged or impacts on the public boulevard is to be replaced at the expense of the Contractor.

6. Any other trees to be removed must be approved for removal by the City of Brampton prior to commencement of any paving.

7. The Contractor is responsible for location of all underground services prior to excavation of lots and grade work.

8. All trees to be removed are to be removed at the expense of the Contractor.

9. Any underground services to be removed are to be removed at the expense of the Contractor.

10. An as-built is to be submitted to the City of Brampton prior to commencement of any paving.

GENERAL NOTES

- All the construction work for this project shall comply with the Ontario Building Code, the Ontario Fire Code and the Ontario Electrical Code and all applicable standards and specifications.
- All materials and workmanship shall be in accordance with the Ontario Building Code, the Ontario Fire Code and the Ontario Electrical Code and all applicable standards and specifications.
- Approved materials shall be used for all construction work.
- All work shall be done in accordance with the Ontario Building Code, the Ontario Fire Code and the Ontario Electrical Code and all applicable standards and specifications.
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PROPOSED AREA PAVED PERCENTAGE

PAVED AREA	PAVED AREA	PERCENTAGE
TOTAL PAVED AREA	120,468.59 m ²	11.8%
ASPHALT PAVED AREA	81,719.82 m ²	8.0%
LANDSCAPED AREA	16,188.45 m ²	1.6%

CONTRACT INFORMATION

Client: ORLANDO CORPORATION
 Name of Project: INDUSTRIAL SPEC BUILDING
 Location: 9445 AIRPORT ROAD, BRAMPTON, ON

PROPOSED AREA PAVED PERCENTAGE

PAVED AREA	PAVED AREA	PERCENTAGE
TOTAL PAVED AREA	120,468.59 m ²	11.8%
ASPHALT PAVED AREA	81,719.82 m ²	8.0%
LANDSCAPED AREA	16,188.45 m ²	1.6%

CONTRACT INFORMATION

NO.	DESCRIPTION	DATE	BY
1	Issue for Review	2024-05-15	JN200804
2	Issue for Review	2024-05-15	JN200804
3	Issue for Review	2024-05-15	JN200804
4	Issue for Review	2024-05-15	JN200804
5	Issue for Review	2024-05-15	JN200804
6	Issue for Review	2024-05-15	JN200804
7	Issue for Review	2024-05-15	JN200804
8	Issue for Review	2024-05-15	JN200804
9	Issue for Review	2024-05-15	JN200804
10	Issue for Review	2024-05-15	JN200804
11	Issue for Review	2024-05-15	JN200804
12	Issue for Review	2024-05-15	JN200804
13	Issue for Review	2024-05-15	JN200804
14	Issue for Review	2024-05-15	JN200804
15	Issue for Review	2024-05-15	JN200804
16	Issue for Review	2024-05-15	JN200804
17	Issue for Review	2024-05-15	JN200804
18	Issue for Review	2024-05-15	JN200804
19	Issue for Review	2024-05-15	JN200804
20	Issue for Review	2024-05-15	JN200804
21	Issue for Review	2024-05-15	JN200804
22	Issue for Review	2024-05-15	JN200804
23	Issue for Review	2024-05-15	JN200804
24	Issue for Review	2024-05-15	JN200804
25	Issue for Review	2024-05-15	JN200804
26	Issue for Review	2024-05-15	JN200804
27	Issue for Review	2024-05-15	JN200804
28	Issue for Review	2024-05-15	JN200804
29	Issue for Review	2024-05-15	JN200804
30	Issue for Review	2024-05-15	JN200804
31	Issue for Review	2024-05-15	JN200804
32	Issue for Review	2024-05-15	JN200804
33	Issue for Review	2024-05-15	JN200804
34	Issue for Review	2024-05-15	JN200804
35	Issue for Review	2024-05-15	JN200804
36	Issue for Review	2024-05-15	JN200804
37	Issue for Review	2024-05-15	JN200804
38	Issue for Review	2024-05-15	JN200804
39	Issue for Review	2024-05-15	JN200804
40	Issue for Review	2024-05-15	JN200804
41	Issue for Review	2024-05-15	JN200804
42	Issue for Review	2024-05-15	JN200804
43	Issue for Review	2024-05-15	JN200804
44	Issue for Review	2024-05-15	JN200804
45	Issue for Review	2024-05-15	JN200804
46	Issue for Review	2024-05-15	JN200804
47	Issue for Review	2024-05-15	JN200804
48	Issue for Review	2024-05-15	JN200804
49	Issue for Review	2024-05-15	JN200804
50	Issue for Review	2024-05-15	JN200804

REVISIONS / ISSUES

NO.	DESCRIPTION	DATE	BY
1	Issue for Review	2024-05-15	JN200804
2	Issue for Review	2024-05-15	JN200804

THIS DRAWING IS TO BE USED FOR THE FOLLOWING PURPOSE:
 SITE PLAN APPROVAL

OWNER AND SPECIFIER ARE THE PROPERTY OF ORLANDO CORPORATION. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF ORLANDO CORPORATION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



DATE: 1/250 U.N.O.
 DATE: MAY 2024

PROJECT NUMBER: JN200804

PROJECT TITLE: INDUSTRIAL SPEC BUILDING

9445 AIRPORT ROAD BRAMPTON ONTARIO

SHEET TITLE: SITE PLAN YARD PAVED PERCENTAGE

SHEET NO.: 204-0014-0003 **A1.0a**

Zoning Non-compliance Checklist

File No. A-2024-0171

Applicant: Pala Holdings Limited (Orlando Corporation)
 Address: 9445 Airport Rd.
 Zoning: M4 Section 1512
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR	To permit a front yard setback of 24.29 metres.	Whereas the by-law permits 25 metres.	1512.2
	To permit a minimum side yard setback of 25.46 metres.	Whereas the by-law permits a side yard setback of 30 metres.	1512.2
	To permit a rear yard setback of 11.82 metres.	Whereas 20 metres is required.	1512.2
OUTDOOR STORAGE	To permit outdoor storage (truck parking) on the east side of the site.	Whereas outdoor storage is not permitted.	1512.2
SIDE DOOR			
COVERAGE			
PARKING	To permit 350 parking spaces.	Whereas 883 spaces are required.	1512.2
DRIVEWAY			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE	To permit a landscape buffer along Airport Road of 14.77 metres.	Whereas 15 metres is required.	
	To permit a landscaped buffer along William's Parkway of 9.47 metres.	Whereas 15 metres is required.	
SCHEDULE 'C'			

Rose Bruno
Reviewed by Zoning

May 15, 2024
Date