



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)** 10254 Hurontario Property Inc.  
**Address** 185 The West Mall., Suite 860, Toronto, ON M9C 5L5  


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**Phone #** 416.915.1989 416.915.1975 **Fax #** \_\_\_\_\_  
**Email** wdobbin@panattoni.com aribeiro@capproperities.ca

2. **Name of Agent** James Samuel  
**Address** 1040 Garner Road W, Suite C203, Ancaster, ON L9G 0J2  


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**Phone #** 416-616-0196 **Fax #** \_\_\_\_\_  
**Email** jsamuel@jsamuel.com

3. **Nature and extent of relief applied for (variances requested):**  
 Applying for no additional parking to be required for new mezzanine within existing warehouse space  
 Existing Warehouse Area: 120,495 sq m gross floor area  
 New Mezzanine Area: 1057 sq m  
 Existing Parking Required: 760 spaces (Including 20 accessible spaces)  
 Existing Parking Provided: 760 spaces (Including 20 accessible spaces)  
 New Parking Required: 7 spaces (1 per 170 sq m as per Brampton Zoning Bylaw Section 30.5 Parking)  
 New Parking Provided: 0 spaces

4. **Why is it not possible to comply with the provisions of the by-law?**  
 Existing site conditions, the parking provided of 760 spaces is existing on site with no additional room to add additional parking.

5. **Legal Description of the subject land:**  
**Lot Number** Lot 12  
**Plan Number/Concession Number** Concession 1  
**Municipal Address** 10200 Hurontario Street, Brampton, ON, L7A 0E4

6. **Dimension of subject land (in metric units)**  
**Frontage** 462.66 m  
**Depth** 656.76 m  
**Area** 227308 sq m

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

Industrial Warehouse

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Interior Mezzanine within existing warehouse

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 60.67 (North)
Rear yard setback 61.58m (South)
Side yard setback 10.34m (East)
Side yard setback 18.31m (West)

PROPOSED

Front yard setback Existing
Rear yard setback Existing
Side yard setback Existing
Side yard setback Existing

10. Date of Acquisition of subject land: 2016

11. Existing uses of subject property: Industrial - Warehouse

12. Proposed uses of subject property: Industrial - Warehouse

13. Existing uses of abutting properties: Industrial - Warehouse

14. Date of construction of all buildings & structures on subject land: 2019

15. Length of time the existing uses of the subject property have been continued: 2019 - Current

16. (a) What water supply is existing/proposed?
Municipal [checked]
Well [ ]
Other (specify) Existing

(b) What sewage disposal is/will be provided?
Municipal [checked]
Septic [ ]
Other (specify) Existing

(c) What storm drainage system is existing/proposed?
Sewers [checked]
Ditches [ ]
Swales [checked]
Other (specify) Existing

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 ~~Hamilton~~ Brampton

THIS 04 12 DAY OF June, 20 24.

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, James Samuel, OF THE City OF Hamilton

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 Brampton

IN THE Region OF

Peel THIS 12 DAY OF

June, 20 24

A Commissioner etc.

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025.

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 June 12, 2024

Date Application Deemed Complete by the Municipality VL

## 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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 10200 Hurontario Street, Brampton, ON

I/We, 10254 Hurontario Property Inc.  
please print/type the full name of the owner(s)

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

James Samuel  
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 14 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.)

Wade Dobbin

(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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 10200 Hurontario Street, Brampton, ON

I/We, 10254 Hurontario Property Inc.  
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 14 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.)

Wade Dobbin

\_\_\_\_\_  
(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**

FIRM NAME: <b>SAMUEL &amp; TIPLER INC.</b> STRUCTURAL ENGINEERS 1040 GARNER ROAD, SUITE C203 ANCASTER, ON L9G 0J2 TEL: (416) 616-0198		NAME OF PROJECT: CANADIAN TIRE - NEW MEZZANINE LOCATION: 10200 HURONTARIO STREET, BRAMPTON, ON L7A 0E4	
ONTARIO BUILDING CODE DATA MATRIX - PART 11 - RENOVATION OF EXISTING BUILDING			
11.1	EXISTING BUILDING CLASSIFICATION	DESCRIBE EXISTING USE: WAREHOUSE (GROUP F2) CONSTRUCTION INDEX: N/A HAZARD INDEX: N/A <input type="checkbox"/> NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY)	11.2.1 11.2.1.1A 11.2.1.1K
11.2	ALTERATION TO EXISTING BUILDING IS:	BASIC RENOVATION: <input checked="" type="checkbox"/> EXTENSIVE RENOVATION: <input type="checkbox"/>	11.3.2.1 11.3.2.2
11.3	REDUCTION IN PERFORMANCE LEVEL	STRUCTURAL: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO BY INCREASE IN OCCUPANT LOAD: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO BY CHANGE IN MAJOR OCCUPANCY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO PLUMBING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SEWAGE SYSTEM: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5
11.4	COMPENSATING CONSTRUCTION	STRUCTURAL: <input type="checkbox"/> YES (EXPLAIN) <input checked="" type="checkbox"/> NO <input type="checkbox"/> BY INCREASE IN OCCUPANT LOAD: <input type="checkbox"/> YES (EXPLAIN) <input checked="" type="checkbox"/> NO <input type="checkbox"/> BY CHANGE IN MAJOR OCCUPANCY: <input type="checkbox"/> YES (EXPLAIN) <input checked="" type="checkbox"/> NO PLUMBING: <input type="checkbox"/> YES (EXPLAIN) <input checked="" type="checkbox"/> NO SEWAGE SYSTEM: <input type="checkbox"/> YES (EXPLAIN) <input checked="" type="checkbox"/> NO	11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6
11.5	COMPLIANCE ALTERNATIVE PROPOSED	<input type="checkbox"/> YES (GIVE NUMBERS): <input checked="" type="checkbox"/> NO	11.5.1
ITEM		ONTARIO'S 2012 BUILDING CODE	OBC REFERENCE
		DATA MATRIX PART 3 OR 9	REFERENCES ARE TO DIVISION B UNLESS NOTED (A) FOR DIVISION A OR (C) FOR DIVISION C
1	PROJECT DESCRIPTION:	<input type="checkbox"/> NEW <input checked="" type="checkbox"/> PART 11 <input type="checkbox"/> PART 9 <input type="checkbox"/> CHANGE OF USE <input checked="" type="checkbox"/> ALTERATION	1.1.2, [A] 1.1.2, [A] & 9.10.1.3
2	MAJOR OCCUPANCY(S):	GROUP F2 (WAREHOUSE)	3.1.2.1 (1) 9.10.2
3	BUILDING AREA (m <sup>2</sup> ):	EXISTING: 119,916 sqm NEW: 0 sqm TOTAL: 119,916 sqm	1.4.1.2 [A] 1.4.1.2 [A]
4	GROSS FLOOR AREA (m <sup>2</sup> ):	EXISTING: 120,496 sqm NEW: 1,057m <sup>2</sup> TOTAL: 121,553m <sup>2</sup>	1.4.1.2 [A] 1.4.1.2 [A]
AREA OF THIS BUILDING UNDER THIS PERMIT APPLICATION: MEZZANINE: 1057 m <sup>2</sup>			
5	NUMBER OF STOREYS:	ABOVE GRADE: 1 BELOW GRADE: 0	1.4.1.2 [A] & 3.2.1.1 1.4.1.2 [A] & 9.10.4
6	HEIGHT OF BUILDING (m):	14.29m	1.4.1.2 [A] & 3.2.1.1 1.4.1.2 [A] & 9.10.4
7	NUMBER OF STREETS/FIRE FIGHTER ACCESS:	3	3.2.2.10 & 3.2.5 9.10.20
8	BUILDING CLASSIFICATION:	GROUP F2 (MEDIUM HAZARD INDUSTRIAL OCCUPANCY)	3.2.2.20 - 83 9.10.7
9	SPRINKLER SYSTEM PROPOSED:	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> N/A (EU OF ROOF RATING INDEX) <input type="checkbox"/> NOT REQUIRED	3.2.2.20 - 83 3.2.1.6 3.2.2.17 INDEX INDEX
10	STANDPIPE REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.5 N/A
11	FIRE ALARM REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4 9.10.18
12	WATER SERVICE/SUPPLY IS ADEQUATE:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7 N/A
13	HIGH BUILDING:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9 N/A
14	CONSTRUCTION RESTRICTIONS:	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH PERMITTED-REQUIRED	3.2.2.20 - 83 9.10.6
15	ACTUAL CONSTRUCTION:	<input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.2.20 - 83 9.10.6
15	MEZZANINE AREA m <sup>2</sup> :		3.2.1.1, (3) - (8) 9.10.4.1
16	OCCUPANT LOAD BASED ON:	<input type="checkbox"/> PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING EXIST. OCCUPANT LOAD: 480 PERSONS	3.1.17 9.8.1.3
17	BARBER FIRE DESIGN:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.0.2.3 (8) 9.5.5
18	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.2 & 3.1.1.19 9.10.13 (6)
19	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES: FRR (HOURS) FLOORS: N/A ROOF: N/A MEZZANINE: 0 HRS FRR OF SUPPORTING MEMBERS: FLOORS: N/A ROOF: N/A MEZZANINE: 0 HRS	3.2.2.20 - 83 & 3.2.1.4 9.10.8 9.10.9 9.10.8.1 9.10.8.1 (1) 9.10.8.1 9.10.8.1
20	SPATIAL SEPARATION:	WALL: AREA OF EBF (m <sup>2</sup> ) L.D. (m) L.V. OR HL. PERMITTED MAX % OF OPENINGS PROPOSED % OF OPENINGS FRR (HOURS) LISTED DESIGN OR DESCRIPTION COMB. CONST. COMB. CONST. NON-C. CLADDING. NON-COMB. CONST.	3.2.3.1.1 C 9.10.14
21	TRAVEL DISTANCE:	EXITS LOCATED NOT MORE THAN 60m APART ALONG THE PERIMETER	ACTUAL: SEE PLAN 3.4.2.4

SITE STATISTICS					
ZONING ZONE M1-422					
EXISTING BUILDING AREA (INCLUDING MEZZANINE)		120,496m <sup>2</sup>			
NEW MEZZANINE AREA		1,057m <sup>2</sup>			
PARKING		REQUIRED	EXISTING	NEW	VARIANCE REQUIRED
EXISTING CAR PARKING		760	760	-	NO
PARKING REQUIRED (FOR NEW MEZZANINE)		7	-	0	YES
EXISTING ACCESSIBLE PARKING		20	20	-	NO
EXISTING LOADING SPACES		15	15	-	NO
EXISTING BIKE PARKING STALL		30	30	-	NO
4% OF THE TOTAL CAR PARKING SPACES)					
LANDSCAPE (10.15%)		23,460 m <sup>2</sup>	23,460 m <sup>2</sup>	-	NO

NOTE:  
CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS AT SITE.  
CONTACT CLIENT AND SAMUEL & TIPLER INC. FOR ANY DISCREPANCIES.

PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST.  
PLANS MUST NOT BE USED FOR ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ENGINEER.  
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.  
DATE: \_\_\_\_\_

THE RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE REMAINS WITH THE ENGINEER ORIGINALLY DESIGNED THE STRUCTURE. WE DO NOT PROVIDE A DETAILED ANALYSIS OF THE EXISTING STRUCTURE DURING OUR REVIEW. IT IS ASSUMED THAT THE CONTRACTOR CONSTRUCTED THE STRUCTURE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS, REVISIONS AND INSTRUCTIONS PROVIDED BY THE ORIGINAL DESIGN TEAM.

1	ISSUED FOR MINOR VARIANCE	04 JUN. 24	J.S.
No	REVISION	DATE	BY

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CLIENT NAME BEFORE PROCEEDING WITH THE WORK.



PROJECT:  
**MEZZANINE**  
10200 Hurontario St, Brampton, ON,  
L7A 0E4

DRAWING:  
**BUILDING MATRIX & SITE STATISTICS**

SCALE: AS NOTED  
**SAMUEL & TIPLER INC.**  
STRUCTURAL ENGINEERS  
1040 GARNER ROAD W, SUITE C203,  
ANCASTER, ON, L9G 0J2  
T: (416) 616-0198, E: jsamuel@ssamuel.com  
www.jpsamuel.com



DRAWN BY:	P.F.	JOB No:	2024-JPS-040
CHECKED BY:	J.S.	DATE:	02 MAY 24
DATE:	02 MAY 24	DRAWING No:	A0.01
SCALE:	04 JUN. 24		

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No	REVISION	DATE	BY
1	ISSUED FOR MINOR VARIANCE	04 JUN. 24	J.S.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY  
 DISCREPANCIES TO <CLIENT NAME> BEFORE PROCEEDING WITH THE WORK.

CLIENT:



CANADIAN TIRE

PROJECT:


MEZZANINE

10200 Hurontario St, Brampton, ON,  
 L7A 0E4

DRAWING:


OVERALL FLOOR PLAN

SCALE: AS NOTED

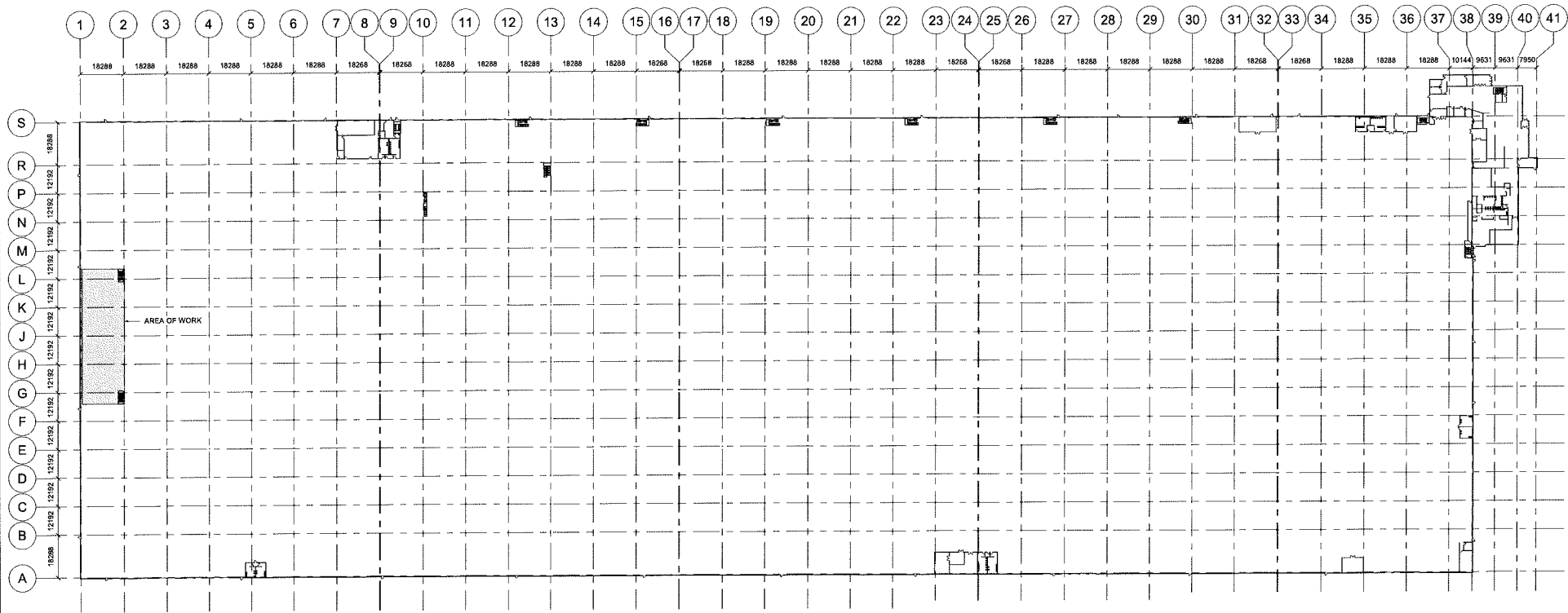


**SAMUEL & TIPLER INC.**  
 STRUCTURAL ENGINEERS

1040 GARNER ROAD W, SUITE C203,  
 ANCASTER, ON, L9G 0J2  
 T: (416) 616 - 0196, E: jsamuel@jsamuel.com  
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DRAWN BY:	P.F.	JOB No:	2024-JPS-040
CHECKED BY:	J.S.	DATE:	02 MAY 24
DATE:	02 MAY 24	DRAWING No:	A1.01
ISSUED:	04 JUN. 24		



1 OVERALL GROUND FLOOR PLAN  
 1 : 900

NOTE:  
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 DATE: \_\_\_\_\_



KEY PLAN

THE RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE REMAINS WITH THE ENGINEER. THE ENGINEER HAS NOT PERFORMED A DETAILED ANALYSIS OF THE DESIGN OF THE EXISTING STRUCTURE DURING OUR REVIEW. IT IS ASSUMED THAT THE CONTRACTOR CONSTRUCTED THE STRUCTURE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS, REVISIONS AND INSTRUCTIONS PROVIDED BY THE ORIGINAL DESIGN TEAM.

No	REVISION	DATE	BY
1	ISSUED FOR MINOR VARIANCE	04 JUN. 24	J.S.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO <CLIENT NAME> BEFORE PROCEEDING WITH THE WORK

CLIENT:

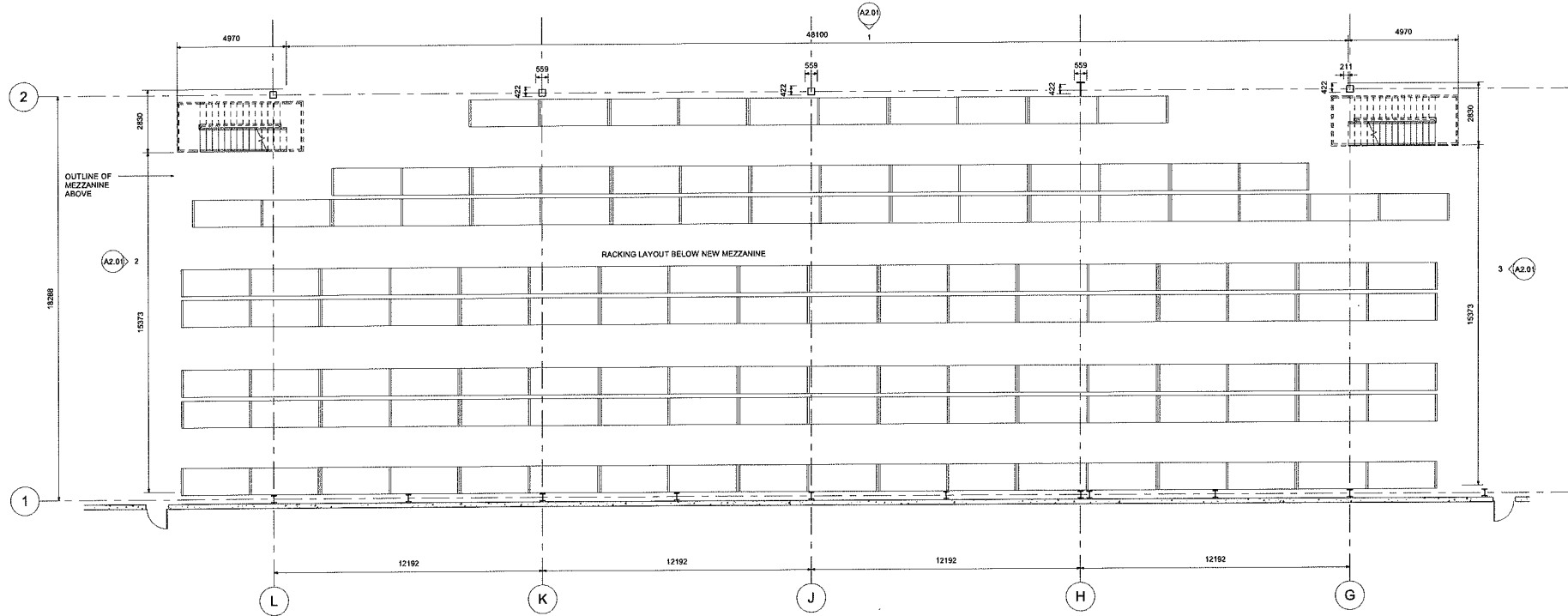
PROJECT:  
**MEZZANINE**  
 10200 Hurontario St, Brampton, ON,  
 L7A 0E4

DRAWING:  
**MEZZANINE GROUND FLOOR PLAN**

SCALE: AS NOTED

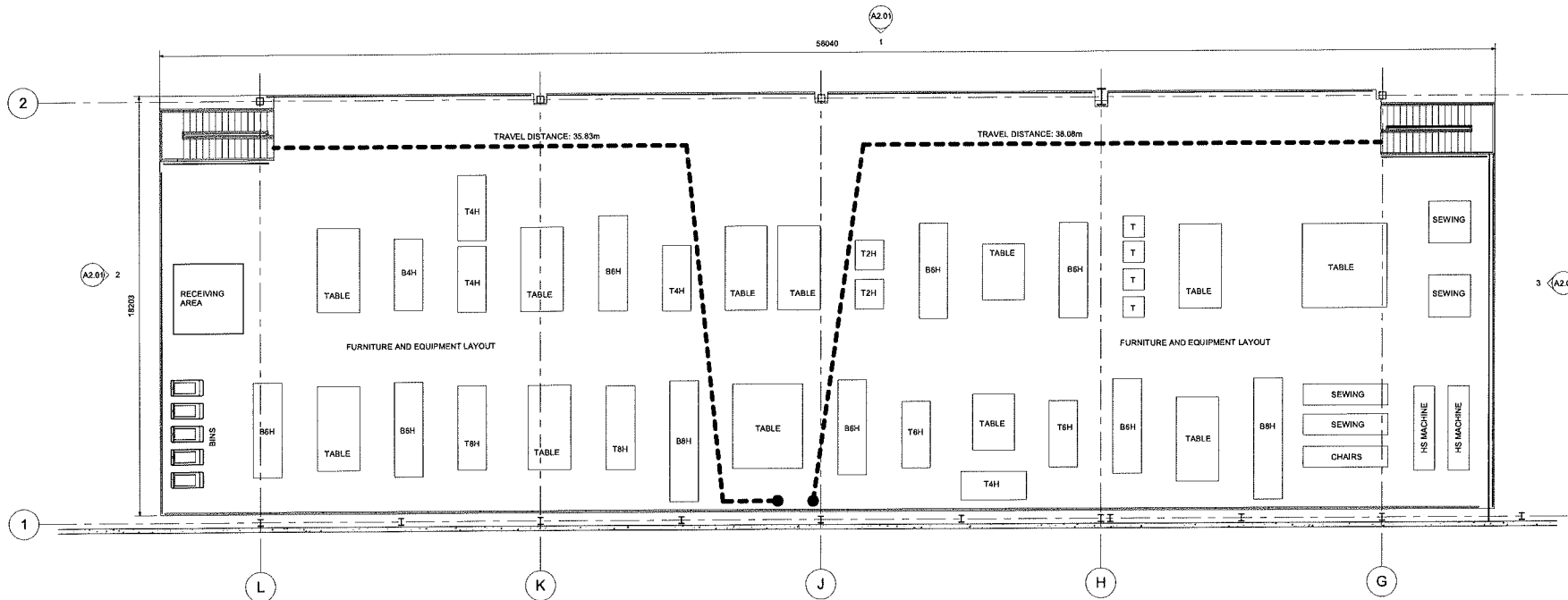
**SAMUEL & TIPLER INC.**  
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 ANCASTER, ON, L9G 0J2  
 T: (416) 616 - 0196, E: jsamuel@psamuel.com  
 www.psamuel.com

DRAWN BY:	P.F.	JOB No:	2024-JPS-040
CHECKED BY:	J.S.	DRAWING No:	A1.02
DATE:	02 MAY 24		
ISSUED:	04 JUN. 24		



**1** MEZZANINE GROUND FLOOR PLAN  
 1 : 100





1 TOP OF MEZZANINE LEVEL PLAN  
1:100

NOTE:  
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PLANS MAY NOT BE USED IN ANY OTHER MANNER WITHOUT WRITTEN PERMISSION OF THE ENGINEER.  
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS BONDED BY THE ENGINEER.

DATE: \_\_\_\_\_



KEY PLAN

THE RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE REMAINS WITH THE ENGINEER ORIGINALLY DESIGNED. THE STRUCTURE IS NOT BEING PROVIDED FOR A DETAILED ANALYSIS OF THE DESIGN OF THE EXISTING STRUCTURE. BEFORE CONSTRUCTION, IT IS ASSUMED THAT THE CONTRACTOR CONSTRUCTED THE STRUCTURE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS, REVISIONS AND INSTRUCTIONS PROVIDED BY THE ORIGINAL DESIGN TEAM.

No	REVISION	DATE	BY
1	ISSUED FOR MINOR VARIANCE	04 JUN 24	J.S.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO <CLIENT NAME> BEFORE PROCEEDING WITH THE WORK.

CLIENT:



CANADIAN TIRE

PROJECT:

MEZZANINE

10200 Hurontario St, Brampton, ON,  
L7A 0E4

DRAWING:

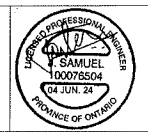
TOP OF MEZZANINE LEVEL PLAN

SCALE: AS NOTED

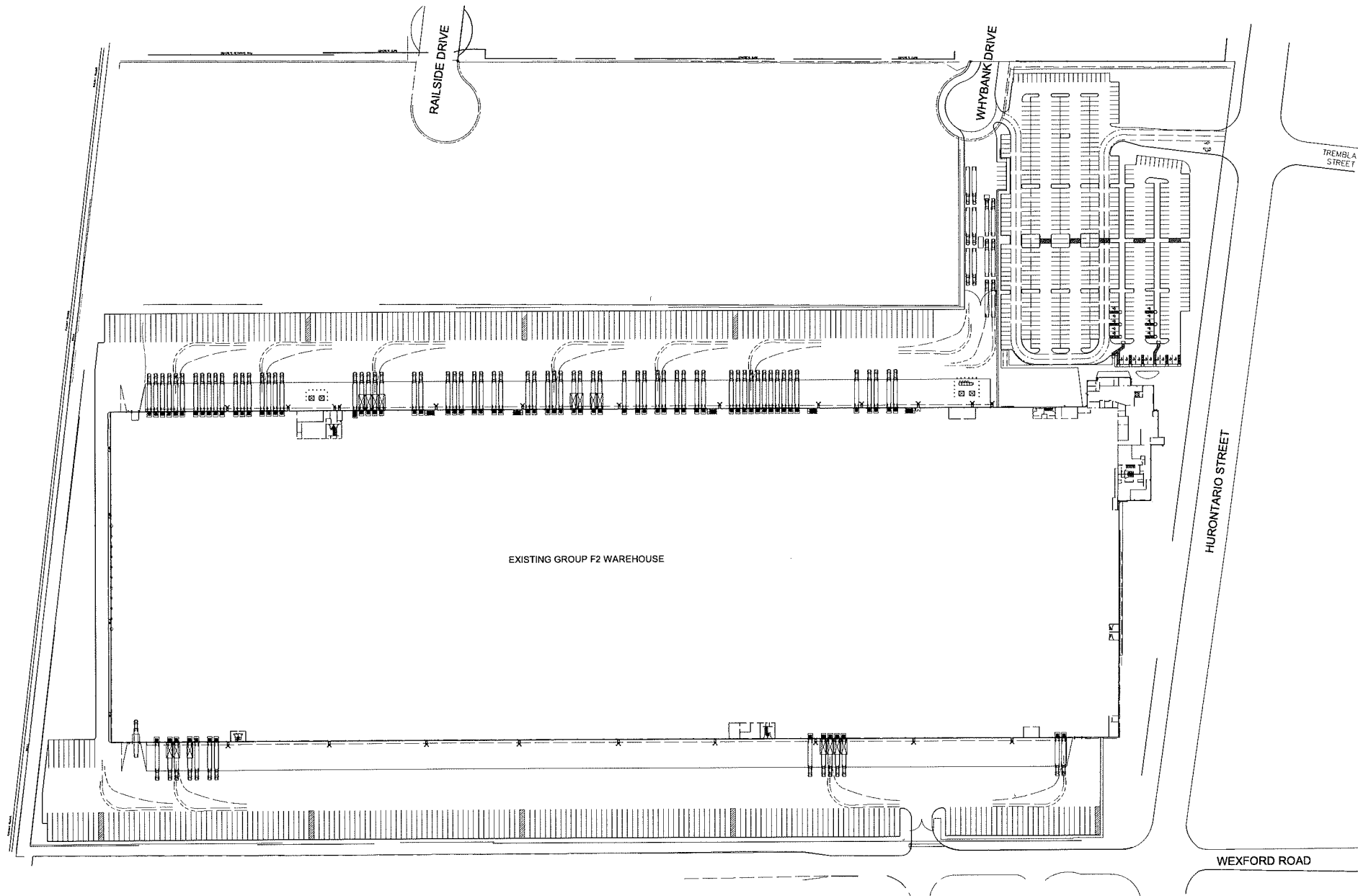


**SAMUEL & TIPLER INC.**  
STRUCTURAL ENGINEERS

1040 GARNER ROAD W, SUITE C203,  
ANCASTER, ON, L9G 0J2  
T: (416) 616 - 0196, E: jsamuel@psamuel.com  
www.psamuel.com



DRAWN BY:	P.F.	JOB No:	2024-JPS-040
CHECKED BY:	J.S.	DRAWING No:	A1.03
DATE:	02 MAY 24		
ISSUED:	04 JUN 24		



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 PLANS MAY NOT BE USED IN ANY OTHER MANNER WITHOUT WRITTEN PERMISSION OF THE ENGINEER.  
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DATE: \_\_\_\_\_

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 DESIGNED THE STRUCTURE. WE DID NOT PERFORM A DETAILED ANALYSIS OF THE DESIGN OF THE EXISTING  
 STRUCTURE. BEFORE ANY REVIEW, IT IS ASSUMED THAT THE CONTRACTOR CONSTRUCTED THE  
 STRUCTURE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS, REVISIONS AND INSTRUCTIONS  
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No	REVISION	DATE	BY
1	ISSUED FOR MINOR VARIANCE	04 JUN. 24	J.S.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY  
 DISCREPANCIES TO «CLIENT NAME» BEFORE PROCEEDING WITH THE WORK.

CLIENT:



CANADIAN TIRE

PROJECT:

MEZZANINE

10200 Hurontario St, Brampton, ON,  
 L7A 0E4

DRAWING:

SITE PLAN

SCALE: AS NOTED



**SAMUEL & TIPLER INC.**  
 STRUCTURAL ENGINEERS

1040 GARNER ROAD W, SUITE C203,  
 ANCASTER, ON, L9G 0J2  
 T: (416) 616-0196, E: jsamuel@psamuel.com  
 www.psamuel.com



DRAWN BY:	P.F.	JOB No:	2024-JPS-040
CHECKED BY:	J.S.	DRAWING No:	SP1.01
DATE:	02 MAY 24		
ISSUED:	04 JUN. 24		

1 SITE PLAN  
 1 : 1100

# Zoning Non-compliance Checklist

File No.

A-2024-0221

Applicant: 10254 Hurontario Property Inc.

Address: 10200 Hurontario Street

Zoning: M1-422 and M1

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			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To provide 760 parking spaces	Whereas the by-law required 766	30.5
SCHEDULE "C"			

\_\_\_\_\_  
Amanda Dickie  
Reviewed by Zoning

\_\_\_\_\_  
June 10/24  
Date



# SAMUEL & TIPLER INC.

STRUCTURAL ENGINEERS

1040 Garner Road West, Suite C203, Ancaster, ON  
(647) 674-8530, [jsamuel@jpsamuel.com](mailto:jsamuel@jpsamuel.com)

June 25, 2024

Marcia Razao  
Planning Technician,  
Planning, Building and Growth Management  
City of Brampton

Re: Committee of Adjustment Application # A-2024-0221 – 10200 Hurontario St.

Dear Marcia,

The new mezzanine at 10200 Hurontario Street will be used to increase the facility's fulfillment capabilities by providing additional services for their clients. The Mezzanine will be used for adding sewing and embroidery machines to better serve their clients and increase functionality of the existing warehouse space. Increasing the services they will be able to provide will create a need for more employees, increasing the employment opportunities at this facility for people in the area.

The mezzanine will be used for sewing and embroidery machines and allow for storage below to maintain the current use in the warehouse area. The building predominantly is comprised of warehouse space complemented by offices essential for its operational needs.

The existing site layout maximizes the number of parking spaces that can be provided at 760 spaces, and the addition of the mezzanine within the existing warehouse space will require only an additional 7 parking spaces as per the zoning by-law. The expected maximum occupancy of the building is 480 people and the provided parking of 760 spaces is more than sufficient to meet the needs for the use of the space.

The benefit of adding the mezzanine to increase the functionality of the space, production of the company, and increase employment opportunities in the area would provide a positive impact to the community and there would be no impact from not adding an additional 7 parking spaces to the operational needs of the building.

Should you require any further information, please contact me directly by email at James Samuel (Samuel & Tipler Inc.) at [jsamuel@jpsamuel.com](mailto:jsamuel@jpsamuel.com)

Yours truly,

**James Samuel, P. Eng.**  
**Samuel & Tipler Inc.**  
**1040 Garner Road W, Suite C203**  
**Ancaster, Ontario**  
**Canada, L9G 0J2**