



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

APPLICATION NUMBER: "B" 2025-0002

The personal information collected on this form is collected pursuant to subsection 53(2) 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**

**Consent**

(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant SAVERIO CAPUTO-FERCAP HOLDINGS INC.  
(print given and family names in full)

Address 91 DELTA PARK BLVD. BRAMPTON, ONTARIO

Phone # 416-989-6748 Fax # \_\_\_\_\_

Email FRANK@CASTLERIDGEHOMES.CA

(b) Name of Authorized Agent FRANK BELLINI

Address 2-202A OAKDALE ROAD, NORTH YORK, ONTARIO, M3N 2S5

Phone # 416-745-2940 Fax # \_\_\_\_\_

Email ARCADESIGN@ROGERS.COM

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: PROPOSED EASEMENT-driveway access see attached documents

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

SEVERIO CAPUTO-NEVETS AIRPORT HOLDING INC.

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street 91 DELTA PARK BLVD. Number \_\_\_\_\_

b) Concession No. \_\_\_\_\_ Lot(s) \_\_\_\_\_

c) Registered Plan No. 43M-773 Lot(s) 6

d) Reference Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_

e) Assessment Roll No. \_\_\_\_\_ Geographic or Former Township \_\_\_\_\_

5. Are there any easements or restrictive covenants affecting the subject land?

Yes  No

Specify: PROPOSED NEW EASEMENT

6. Description of severed land: (in metric units)

a) Frontage 123.06M Depth 132.68 Area 17,513.00 SQ.M.

b) Existing Use INDUSTRIAL/OFFICE USE Proposed Use INDUSTRIAL/OFFICE USE

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) ONE INDUSTRIAL/OFFICE USE BUILDING  
(proposed) EASEMENT SOUTH ACCESS -NO BUILDING PROPOSED

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

\_\_\_\_\_

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric units)

a) Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Area \_\_\_\_\_

b) Existing Use \_\_\_\_\_ Proposed Use \_\_\_\_\_

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) \_\_\_\_\_  
(proposed) \_\_\_\_\_

d)	<b>Access will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

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f)	<b>Water supply will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

g)	<b>Sewage disposal will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<hr/>	<hr/>
Official Plans City of Brampton	<hr/>	<hr/>
Region of Peel	<hr/>	<hr/>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes  No

File # NOT KNOWN Status/Decision

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes  No

Date of Transfer 2019 Land Use

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	_____	_____
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	_____	_____

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?  
Yes  No

13. Is the subject land within an area of land designated under any Provincial Plan?  
Yes  No

14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes  No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the CITY \_\_\_\_\_ of TORONTO \_\_\_\_\_

this 3 \_\_\_\_\_ day of FEBRUARY \_\_\_\_\_, 2025.

  
\_\_\_\_\_  
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:  
 I have the authority to bind the Corporation

**DECLARATION**

I, FRANK BELLINI \_\_\_\_\_ of the CITY \_\_\_\_\_ of TORONTO \_\_\_\_\_

in the County/District/Regional Municipality of YORK \_\_\_\_\_ solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the 14<sup>th</sup> of FEBRUARY, 2025

in the CITY \_\_\_\_\_ of TORONTO, ONTARIO

this 14 day of FEBRUARY \_\_\_\_\_, 2025.

  
\_\_\_\_\_  
Signature of applicant/solicitor/authorized agent, etc.

  
\_\_\_\_\_  
Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

**FOR OFFICE USE ONLY - To Be Completed By the Zoning Division**

This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

  
\_\_\_\_\_  
Zoning Officer

Feb 11, 2025  
\_\_\_\_\_  
Date

DATE RECEIVED Clara  
Date Application Deemed Complete by the Municipality Feb 14, 2025

**NOTES:**

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show
  - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
  - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
  - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ///);
  - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
  - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
  - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
  - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
  - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
  - i) the location and nature of any easement affecting the subject land; a
  - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

**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: 91 DELTA PARK BLVD.

I/We, SEVERINO CAPUTO-FERCAP MANAGEMENT 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 03 day of FEBRUARY, 2025

FERCAP MANAGEMENT INC.

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

SEVERINO CAPUTO

(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**

**APPOINTMENT AND AUTHORIZATION OF AGENT(S)**

To: The Committee of Adjustment, City of Brampton,

I, SEVERINO CAPUTO-FERCAP MANAGEMENT INC.  
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;

1. FRANK BELLINI  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

2. Representing the undersigned before the Committee of Adjustment,

2. FRANK BELLINI  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

3. ARCADESIGN INC.  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 03 day of FEBRUARY, 2025.

  
(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

SEVERINO CAPUTO  
(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

**NOTES:**

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, all owners shall complete and sign individual appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.



PLAN OF SURVEY OF  
PART OF LOT 7  
REGISTERED PLAN 43M-773  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:250



THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT AT A SCALE OF 1:250

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

- LEGEND**
- INDICATES SURVEY MONUMENT FOUND
  - SURVEY MONUMENT SET
  - SB STANDING IRON BAR
  - S5B SHORT STANDING IRON BAR
  - IB IRON BAR
  - IP IRON PIPE
  - WT WITNESS
  - 952 CUNNINGHAM MCCONNELL LIMITED
  - (N) NO IDENTIFICATION
  - PN PROPERTY IDENTIFIER NUMBER
  - CC CUT CROSS
  - 760 P.H. MCCONNELL O.L.S.
  - 1349 DEGGI PAZIO O.L.S.
  - FP FENCE POST
  - P1 REGISTERED PLAN 43M-773
  - P2 PLAN 43M-3885
  - P3 PLAN 43M-31633

**INTEGRATION DATA**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A AND B, UTM ZONE 17, MAD 83 (CGRS) 2010.  
COORDINATES ARE UTM ZONE 17, MAD 83 (CGRS) 2010, TO URBAN ACCURACY PER SEC 14 (2) OF OREG. 216/70 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ORP #	NORTHING	EASTING
A	4843753.31	605758.61
B	4843722.44	605744.80

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.997336

**BEARING COMPARISONS:**  
FOR THE PURPOSES OF COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1 & P3	- 01°32'45"



**SCHEDULE**

PART	LOT	PLAN	AREA	PIN
1	PART OF 7	REGISTERED PLAN 43M-773	1,042 SQ. M	PART OF 14023-0232 (LT)

PART 1 COMPRISES PART OF PIN 14023-0232 (LT)

**PLAN 43R-41427**  
Received and deposited  
**May 2nd 2024**  
**Robert Baricello**  
Representative for the  
Land Registrar for the  
Peel (No.43)



**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 THE 6th DAY OF MARCH, 2024.

DATE: APRIL 2, 2024  
**Robert D. McConnell**  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO THE ADSL PLAN SUBMISSION FORM NUMBER V-74485



205 MAIN STREET  
MILTON, ONTARIO L9T 1N7  
PHONE (905) 878-6672  
EMAIL: info@cmlls.com

1200 SPEERS ROAD, UNIT 38  
OAKVILLE, ONTARIO L6L 2X4  
PHONE (905) 845-3497  
EMAIL: info@cmlls.com

In the City of Brampton, in the Regional Municipality of Peel, and being Part of Lot 7, Plan 43M-773, registered in the Land Registry Office for the Land Titles Division of Peel (N° 43), described as Part 1, plan 43R-41427 (the “**Easement Lands**”).

The owner of PT LOT 7, PLAN 43M773, SAVE & EXCEPT PT 2, 43R31633; BRAMPTON (the “**Servient Lands**”) hereby grants unto the owners of PT LT 6, PL 43M773, BEING PARTS 1 AND 2 ON REGISTERED PLAN 43R38860; S/T LT801357 CITY OF BRAMPTON, BEING ALL OF THE SAID PIN (the “**Dominant Lands**”), and their successors, an easement in perpetuity, with the right of free, uninterrupted and unobstructed egress and ingress access to and from the Servient Lands over the Easement Lands.