



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) 1000382343 ONTARIO LTD.- {CORPORATION}

Address 25 NEWKIRK COURT, UNIT-1, BRAMPTON, ON

Phone # 905-757-5887 Fax # _____

Email pardip@tanxtransport.com

2. Name of Agent MANINDER BHARAJ (MAGH ENGINEERING INC)

Address 6033 SHAWSON DRIVE, UNIT-23, MISSISSAUGA, ON

Phone # 905-564-1112 Fax # _____

Email info@magh.ca HSINGH@MAGH.CA

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

RELIEF TO ALLOW TRUCK REPAIR/INSPECTION SPACE INSIDE THE EXISTING WAREHOUSE

NO ADDITION OR PARTITIONS TO BE ADDED AS SHOWN IN ATTACHED FLOOR PLAN.

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

EXISTING ZONING IS M1, CATEGORY - INDUSTRIAL

5. Legal Description of the subject land:

Lot Number BLK 6

Plan Number/Concession Number PLAN M2107

Municipal Address 25 NEWKIRK COURT -UNIT 1 - BRAMPTON

6. Dimension of subject land (in metric units)

Frontage _____ 13.14

Depth _____ 39.63

Area _____ 520.7

7. Access to the subject land is by:

Provincial Highway _____

Municipal Road Maintained All Year _____

Private Right-of-Way _____

Seasonal Road _____

Other Public Road _____

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:

EXISTING LOGISTIC OFFICE AT FRONT AND WARE HOUSE AT BACK OF UNIT -1

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED TRUCK INSPECTION/REPAIR DESIGNATED AREA IN 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	6.6 M
Rear yard setback	18.29 M
Side yard setback	
Side yard setback	

PROPOSED

Front yard setback	6.6 M
Rear yard setback	18.29 M
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: N/A

11. Existing uses of subject property: LOGISTIC OFFICE WITH WARE HOUSE

12. Proposed uses of subject property: TRUCK REPAIR/INSPECTION SPACE IN EXISTING

13. Existing uses of abutting properties: END UNIT WITH VACANT UNIT ON RIGHT SIDE

14. Date of construction of all buildings & structures on subject land: OCCUPANCY GRANTED ON AUGUST 14, 2024

15. Length of time the existing uses of the subject property have been continued: 2 MONTHS

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

Municipal
Well

☒
☐

Other (specify) _____

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

Municipal
Septic

☒
☐

Other (specify) _____

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

Sewers
Ditches
Swales

☒
☐
☐

Other (specify) _____

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 of an application for minor variance?

ever been the subject

Yes

No ☒

Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Maninder S.

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 6th DAY OF NOV, 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, MANINDER S BHARAJ, OF THE CITY OF BRAMPTON

IN THE REGION OF PEEL 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 6th DAY OF

November, 20 24

Clara Vani

A Commissioner etc.

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

Expires September 20, 2026

Maninder S.

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

March 18, 2025
Clara

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 25 NEWKIRK COURT, UNIT-1, BRAMPTON, ON

I/We, _____
please print/type the full name of the owner(s)

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

MANINDER BHARAJ (MAGH ENGINEERING INC)

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 6th day of NOVEMBER, 2024

Pardip Singh Bhardal

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

PARDIP SINGH BHARDAL

(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.

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 25 NEWKIRK CRT UNIT #1 BRAMPTON, ON

I/We, PARDIP SINGH BHADAL
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 6th day of NOVEMBER, 2024

Pardip Singh

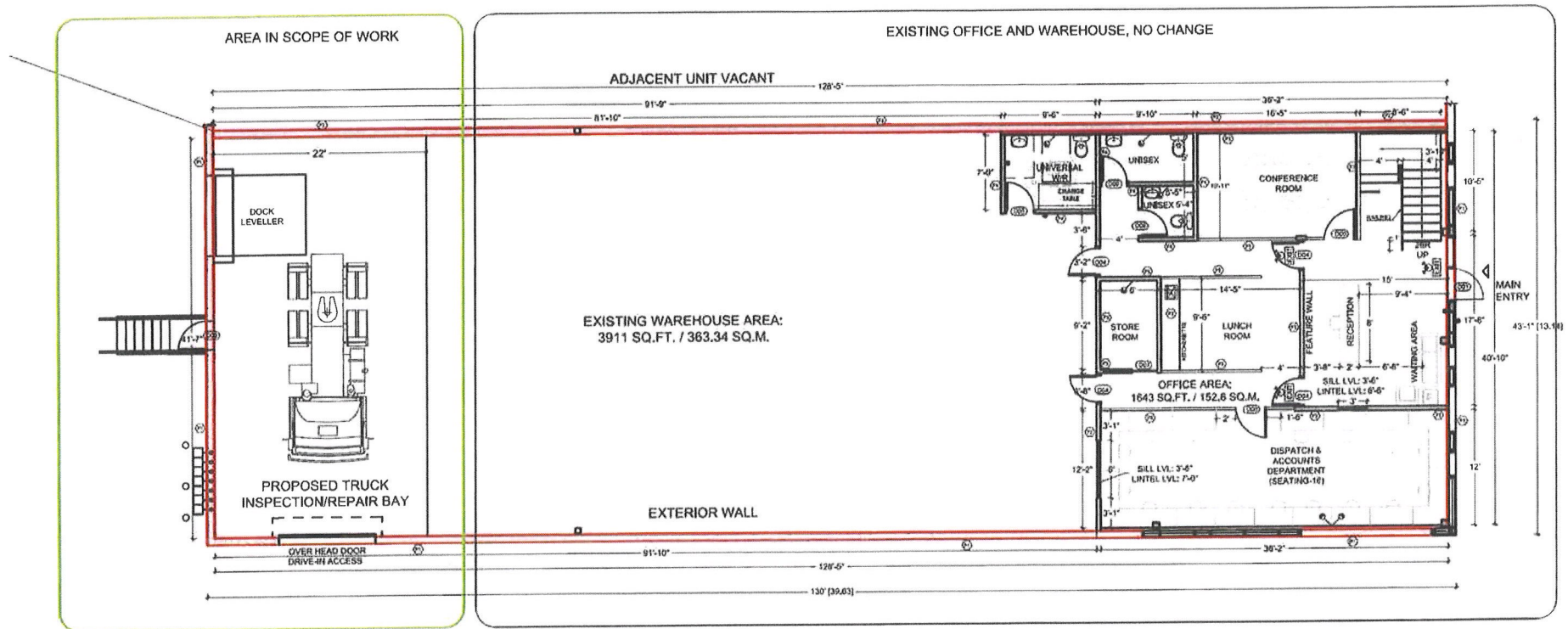
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

PARDIP SINGH BHADAL

(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



1
A42

PROPOSED GROUND FLOOR PLAN

- SCOPE OF WORK:
- PROPOSED TRUCK INSPECTION/REPAIR DESIGNATED AREA AT BACK OF THE EXISTING LOGISTIC OFFICE AND WAREHOUSE.
 - NO PARTITION WALL PROPOSED. SPACE MARKED NEAR SIDE/BACK ENTRANCE TO BE USED AS TRUCK BAY.
 - NO CHANGE TO EXISTING OFFICE AT FRONT AND WAREHOUSE.

GENERAL NOTES:

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IS PROHIBITED WITHOUT THE ENGINEER'S CONSENT. THE CONTRACTOR SHALL CHECK AND VERIFY EVERYTHING AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER

NO.	DESCRIPTION	DATE
1.	ISSUED FOR MINOR VARIANCE	OCT 10

PROJECT NAME:

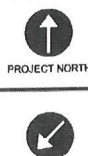
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:

25 NEWKIRK COURT, BUILDING- 5,
UNIT-A1, BRAMPTON, ON.



MAGH
ENGINEERING INC
6033 Shawson Drive, Unit 23, Mississauga, ON L5T 1H6
Tel: 905.564.1112 | info@magh.ca | www.magh.ca



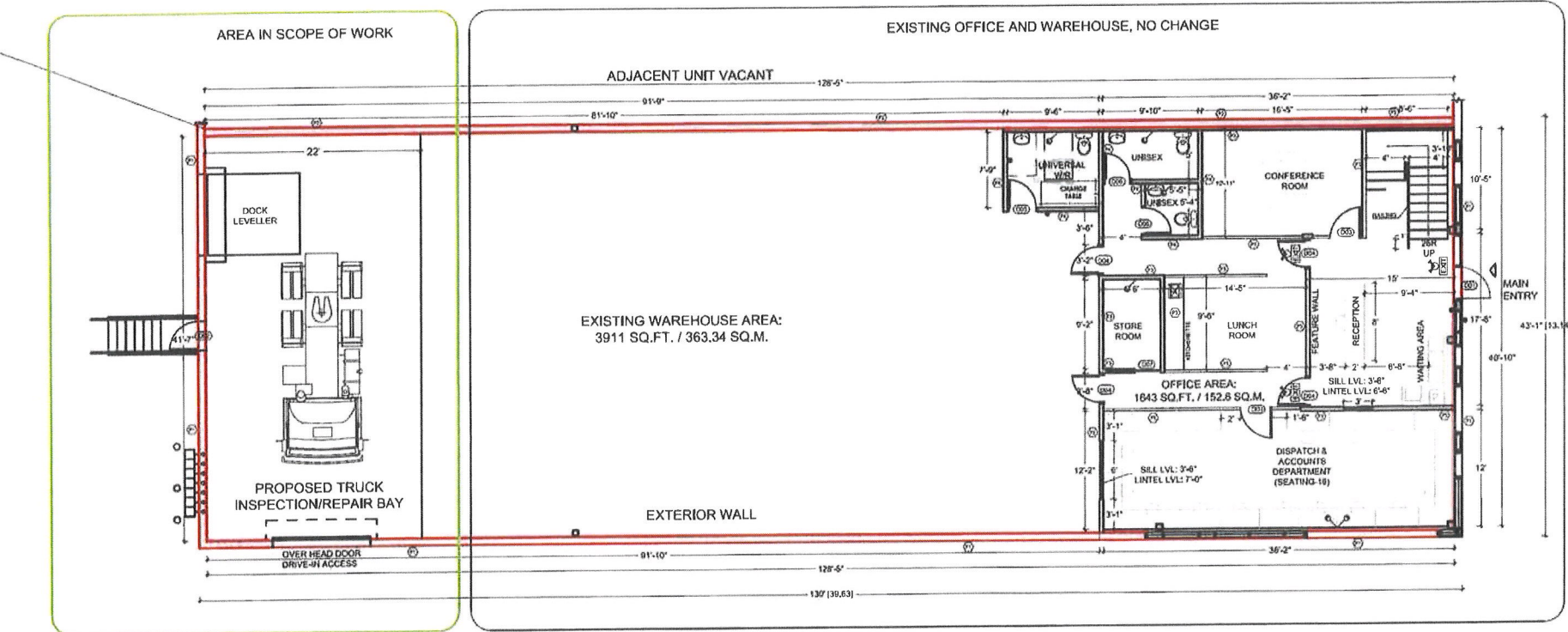
DRAWING TITLE:
FLOOR PLAN

DESIGN: MSB
DRAWN: HS
CHECKED: MSB
DATE: OCT, 2024

DRAWING NO:

Z-01

SCALE: 1/8"=1'-0" PROJECT NO: 2304055



1
A02
PROPOSED GROUND FLOOR PLAN

- SCOPE OF WORK:
- PROPOSED TRUCK INSPECTION/REPAIR DESIGNATED AREA AT BACK OF THE EXISTING LOGISTIC OFFICE AND WAREHOUSE.
 - NO PARTITION WALL PROPOSED. SPACE MARKED NEAR SIDE/BACK ENTRANCE TO BE USED AS TRUCK BAY.
 - NO CHANGE TO EXISTING OFFICE AT FRONT AND WAREHOUSE.

GENERAL NOTES:
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IS PROHIBITED WITHOUT THE ENGINEER'S CONSENT. THE CONTRACTOR SHALL CHECK AND VERIFY EVERYTHING AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER

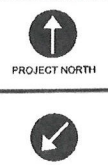
1.	ISSUED FOR MINOR VARIANCE	OCT 10
NO.	DESCRIPTION	DATE

PROJECT NAME:
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:
25 NEWKIRK COURT, BUILDING- 5,
UNIT-A1, BRAMPTON, ON.



MAGH ENGINEERING INC
6033 Shawson Drive, Unit 23, Mississauga, ON-L5T 1H8
Tel: 905.564.1112 | info@magh.ca | www.magh.ca



DRAWING TITLE: FLOOR PLAN	
DESIGN: MSB	DRAWING NO:
DRAWN: HS	Z-01
CHECKED: MSB	
DATE: OCT, 2024	PROJECT NO: 2304055
SCALE: 1/2"=1'-0"	

Bruno, Rose

From: Karanvir Gharia <kgharia@magh.ca>
Sent: 2025/02/20 4:30 PM
To: Bruno, Rose
Cc: Maninder Bharaj
Subject: RE: [EXTERNAL]Fwd: 25 Newkirk Court Unit 1 COA Application
Attachments: Unit area details.xlsx; 25 Newkirk Crt - Site Plan (Base Building).pdf

Hello Rose,

Please see All the unit details on site for 25 & 20 Blocks.
I have attached sheet with complete area details and re attached Site plan for reference

	25 New Kirk Drive			
	Business Name	Use	FT²	M²
Uni-1	TAN-X	Office, warehouse, Truck inspection/Repair 137	5546	515.24
Uni-2	Vacant		3895	361.86 6.03
Uni-3	Eco Flex Services	458.86 Fullfilment Centre 97m²	3895	361.86 7.64
Uni-4	Eco Flex Services	441.86 Fullfilment Centre 80m²	3895	361.86 7.36
Uni-5	Prep Fullfillment Centre	Fullfilment Centre	3895	361.86 6.03
Uni-6	Axle Brake Components inc.	Warehouse	3895	361.86 6.03
Uni-7	Matrix HD Truck parts	Warehouse	3895	361.86 6.03
Uni-8	GN Transport inc.	Ofiice	3895	361.86 12.06
Uni-9	NMA Food Distribution	418.36 Food Packaging & Distribution 56.5	3895	361.86 6.97
Uni-10	Union Coatings inc.	Distribution Centre	3895	361.86 6.03
Uni-11	Union Coatings inc.	Distribution Centre	3895	361.86 6.03
Uni-12	Office	Office	3895	361.86 12.06
Uni-13	Raylah Counter Tops	Manufacturing & Distribution	4236	393.54 6.55
Uni-14	Dil Se Distibution	Processed Food distribution	4236	393.54 6.55
Uni-15	Vacant	576.28 127m² mezz -	4836	449.28 9.60
	20 New Kirk Drive			
	Business Name	Use	FT²	M²
Unit-1	Vacant		4757	441.94 7.36
Unit-2	Cricket Facility	Cricket Facility 1/23	4236	393.54 17.11
Unit-3	Basketball Facility	Basketball Facility 1/23	4236	393.54 17.11
Unit-4	Vacant		3895	361.86 6.03
Unit-5	Cold Storage Freezer	Storage	3895	361.86 6.03
Unit-6	Cold Storage Freezer	Storage	3895	361.86 6.03
Unit-7	Truck Office	Office/ Warehouse	3895	361.86 6.03
Unit-8	Warehouse/Fabrication	Warehouse/Fabrication	3895	361.86 6.03

Unit-9	Warehouse/Fabrication	Warehouse/Fabrication	3895	361.86
Unit-10	Warehouse/Fabrication	Warehouse/Fabrication	3895	361.86
Unit-11	Warehouse/Fabrication	Warehouse/Fabrication	5442	505.58

6.03
6.03
8.42

Unit -1 Area Break Down									
Existing Warehouse		Existing Office		Existing Mezzanine		Proposed Truck Inspection		Warehouse after Truck repair deduction	
FT²	M²	FT²	M²	FT²	M²	FT²	M²	FT²	M²
3911	363.34	1643	152.64	1504.9	139.81	914.1	84.92	2996.9	278.42

=12.79

$$98.36 = 1.63$$

$$54.28 = 1.81$$

$$118 \cdot 4.71$$

$$4.64$$

Thanks

Karanvir Gharial B.Tech., MBA

Design Coordinator

MAGH Engineering Inc.

6033 Shawson Dr., UNIT 23

Mississauga, ON L5T 1H8

TEL: 905 564 1112

kggharial@magh.ca| www.magh.ca

$$\text{Office} \\ 54.28 \div 30 =$$

$$98.36 \cdot 15\%$$

$$152.64$$

$$139.81$$

$$84.92$$

$$278.42$$

$$655.79 \times 15\% = 98.36$$

----- On Thu, 20 Feb 2025 11:54:11 -0500 Bruno, Rose <Rose.Bruno@brampton.ca> wrote ---

Hi,

You must include the uses and areas (in metric) for both 20 and 25 Newkirk as they all share parking. You must also include ALL mezzanine areas for all units (including unit 1 that you are occupying). Also, breakdown your unit, the area to be used for vehicle repair, warehouse and office. Also, include the business name for this unit. Is he occupying the entire unit, or subleasing the vehicle inspection repair portion, please advise.

Rose Bruno
Plans Examiner, Zoning Services
City of Brampton
T: 905.874.2093
rose.bruno@brampton.ca

Zoning Non-compliance Checklist

File No.
A-2025-0032

Applicant: 1000382343 Ontario Ltd.
Address: 25 Newkirk Court
Zoning: M1 Section 2537
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a Truck Repair/Inspection use in conjunction with a warehouse.	Whereas the by-law does not permit motor vehicle repair as a principal or accessory use.	2537.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING	To permit 192 parking spaces.	Whereas the by-law requires 210 parking spaces.	30.5
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

February 24, 2024
Date

Letter of Use

July 07, 2025

Building Division | City of Brampton

8850 McLaughlin Road | Unit 1

Brampton, ON | L6Y 5T1

Project: Office cum, warehouse

Address: 25 Newkirk Court, Unit-A1, Brampton, ON

We are submitting this Letter of Use in support of our commercial unit, which will include a transportation office, cross-dock warehouse area, and a truck inspection station.

Please see the following operational details for your consideration:

Nature of Operation

The facility will accommodate:

- A transportation office for logistics coordination and dispatch.
- A cross-dock warehouse for direct transfer of freight between incoming and outgoing trucks.
- A truck inspection station for routine maintenance and mechanical inspections strictly for company fleet only.

Staffing and Occupant Load

- Office area staffed by 7 employees.
- Truck inspection station operated by 1 licensed mechanic.

Industrial Storage and Activities

- No manufacturing processes will be conducted.
- Mechanical activities are limited to inspections using standard automotive tools.
- All tools will be stored securely in cabinets and tool chests.
- No hazardous materials or chemicals will be stored or used on-site.

Warehouse Use

- The warehouse will be used exclusively for cross-docking purposes.
- No long-term storage or inventory is maintained.

Area Breakdown

Total unit size is 515.07 square meter, divided as follows:

Area Description	Square Footage	Percentage of Total Unit
Office Area	152.63 sq m	Approximately 30%
Truck Repair Area	84.82 sq m	Approximately 16%
Cross-Dock/Warehouse	278.19 sq m	Approximately 54%

Sincerely,

(Owner) 

Baljinder Bhadal



25 Newkirk Court Parking Brief

Brampton, Ontario

Project Number: PTRAN2025023

Date: July 7, 2025

Prepared for:
TanX Transport Inc.
25 Newkirk Court, Unit A1
Brampton, Ontario L6Z 0J8

Prepared by:
TraffMobility Engineering Inc.
9131 Keele Street, Unit A4
Vaughan, Ontario L4K 0G7

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Document Revision History

Rev	Description	Prepared/ Revised By	Reviewed By	Approved By	Date Issued (M/D/Y)
R0	Report for Submission	A. Sathya, V. Liu	R. Sooklall	R. Sooklall	7/7/2025



TraffMobility's Project Team

Project Manager

Rudy Sooklall, M.A.Sc., P.Eng.

Technical Team

Ajhay Sathiyarayanan, M.A.Sc.
Victor Liu, B.Eng.

Quality Control

Rudy Sooklall, M.A.Sc., P.Eng.

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Appendix A: Email Communication with the City

Appendix B: Proposed Floor Plan Changes

Appendix C: Zoning By-law Excerpts

Appendix D: Parking Utilization Survey Data

Appendix E: Vehicle Manoeuvring Diagrams

1.0 Introduction

TraffMobility Engineering Inc. (TraffMobility) was retained to undertake a Parking Brief to support the minor variance application for the addition of a truck inspection/repair bay in Unit A1 at 25 Newkirk Court, Brampton, Ontario. The Parking Brief was required to address the following comments provided by the City of Brampton (City):

- Explain the changes in use, the reasons for parking deficiency in relation to the Zoning By-law, and an analysis of parking demand
- Conduct a swept path analysis to show how the design vehicle will come into the loading bay and how it will exit

City staff confirmed the details of a parking utilization survey and the design vehicle to use for the swept path analysis via email communication and a copy of this correspondence is provided in **Appendix A**. The analysis approach, results and findings which address all the City's comments are documented in this report.

1.1 Site Location

The subject site is in an industrial park located in the northeast quadrant of the Heart Lake Road and Countryside Drive intersection as shown in **Figure 1**. It is noted that Unit A1 is a corner unit located in the southwest building at 25 Newkirk Court.



Figure 1: Site Location

2.0 Proposed Development

The development proposal consists of a truck inspection/repair bay designated area to be located at the back of the existing logistics office and warehouse facility at Unit A1 at 25 Newkirk Court. There will be no change to the existing logistics office at the front of the unit as shown in the modified floor plan provided in **Appendix B**. The proposed modifications are internal to Unit A1 with no external changes except a new entrance to the truck inspection/repair bay designated area. The proposed facility will service truck heads (tractors).

Opening hours for the existing logistics office and warehouse facility at Unit A1 plus the proposed truck inspection/repair bay are weekdays from 8:00 AM to 4:30 PM. Unit A1 has an existing loading bay which will be maintained and parking for employees and visitors are provided on site.

Unit A1 is one (1) of fifteen (15) units in the industrial building at 25 Newkirk Court with a total gross floor area (GFA) of 5,734.5 square metres. Parking on site is provided for all units with industrial land uses including Unit A1.

Details for the applicable Zoning By-law for the site at 25 Newkirk Court are:

- Zone Code: M1-2537
- Category: Industrial
- Type: M1
- Special Section: 2537
- Split Zoned: No

The industrial category permits a motor vehicle repair shop but excluded a motor vehicle body shop as a principle or accessory use; however, special section 2537 excludes both a motor vehicle body shop and a motor vehicle repair shop as a principal or accessory use. Therefore, a minor variance is required for the truck inspection/repair bay (motor vehicle repair shop).

3.0 Parking Review

A parking review including a parking utilization survey of the site at 25 Newkirk Court was conducted to show that the current parking supply on site will meet the expected parking demand with the proposed truck inspection/repair bay facility at Unit A1.

3.1 Zoning By-law Requirement

3.1.1 Parking Requirement

The proposed development is limited to internal modifications at Unit A1 for an industrial use; therefore, the required parking for the entire site including the proposed development is compared to the current parking supply to determine compliance with the applicable By-law requirements.

The parking By-law requirements for the existing site with the proposed internal modifications to Unit A1 are outlined below and relevant By-law excerpts are provided in **Appendix C**:

- Industrial (Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing):
5,000 to 10,000 square metres GFA:
 - 83 parking spaces plus 1 parking space per 90 square metres GFA or portion thereof that is over 5,000 square metres

- Provide a minimum number of parking accessible parking spaces based on the total number of parking spaces provided:
 - Requirement for 101 to 140 parking spaces is 1 plus 3% of total

Based on the preceding By-law requirements, the parking supply for the existing site plus the proposed development at Unit A1 is summarized in **Table 1**. The summary requirement in **Table 1** indicates that the parking supply provided on site exceeds the By-law requirement by eighteen (18) spaces.

The accessible parking requirement was also determined which is “1 plus 3% of the current parking supply of 109 spaces” – this translates to 5 accessible parking spaces (2 Type A and 3 Type B). Eight (8) spaces are currently designated for accessible parking with 4 Type A and 4 Type B which exceeds the requirement.

Table 1: Zoning By-law Parking Requirement with Proposed Development

Land Use	Gross Floor Area (GFA)	By-law Requirement	Calculated Parking Supply per By-law	Current Parking Supply	Surplus (Deficiency)
Industrial	5,734.5 m ²	83 parking spaces plus 1 parking space per 90 m ² GFA or portion thereof that is over 5,000 m ²	91	109	18

3.1.2 Parking Utilization Survey

A parking utilization survey was carried at the 25 Newkirk Court site to determine current parking demands. The parking utilization survey was conducted by Traffic-Survey-Analysis inc. (TSA), a Ministry of Transportation Ontario (MTO) RAQS approved data collection firm, on Thursday July 3, 2025 from 7:30 AM to 5:00 PM with a 30-minute survey interval. A copy of the parking utilization survey data is provided in **Appendix D**.

An analysis was conducted using the data obtained from the parking utilization survey to determine variation for a typical weekday and the maximum parking utilization on site. The weekday variation in parking demand is shown in **Figure 2** and a summary of the observed parking demand is provided in **Table 2**. The results show that the parking demand over a weekday is significantly lower than the parking supply of 109 spaces with a maximum of 26 cars parked which translates to a maximum parking utilization of 24% around early afternoon.

Based on the parking utilization survey and the analysis results, it is concluded that the current parking supply for the existing site will meet the expected parking demand with the proposed modifications to Unit A1.

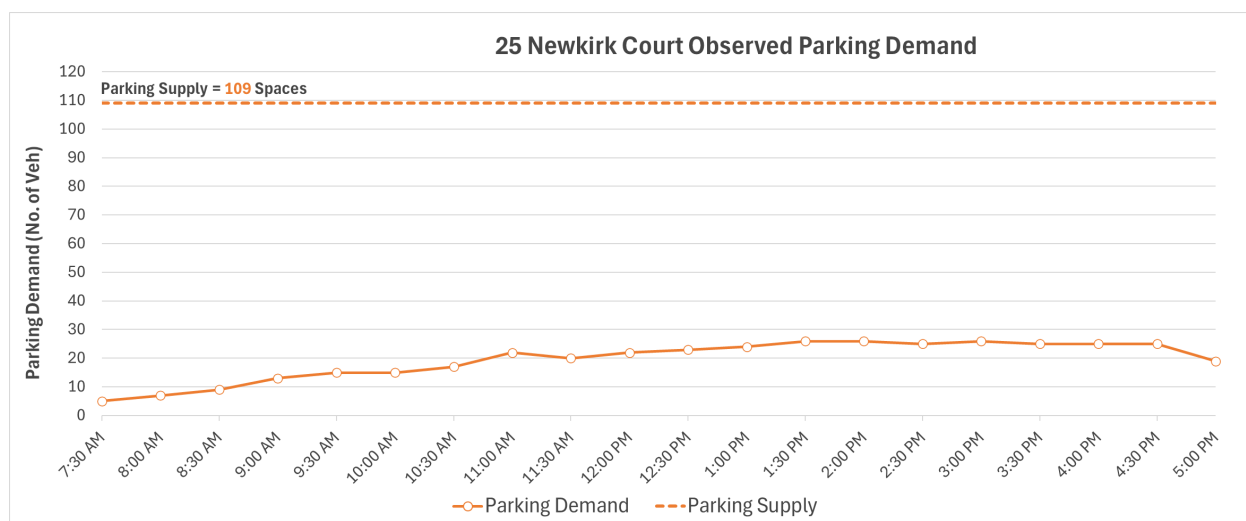


Figure 2: Observed Parking Demand (Cars)

Table 2: Study Site Parking Utilization Summary (Cars)

Time Ending	25 Newkirk Court (Parking Supply of 109 Spaces)	
	Demand	Utilization
7:30 AM	5	5%
8:00 AM	7	6%
8:30 AM	9	8%
9:00 AM	13	12%
9:30 AM	15	14%
10:00 AM	15	14%
10:30 AM	17	16%
11:00 AM	22	20%
11:30 AM	20	18%
12:00 PM	22	20%
12:30 PM	23	21%
1:00 PM	24	22%
1:30 PM	26	24%
2:00 PM	26	24%
2:30 PM	25	23%
3:00 PM	26	24%
3:30 PM	25	23%
4:00 PM	25	23%
4:30 PM	25	23%
5:00 PM	19	17%

The survey also included utilization of the loading bays at the site. Each unit had a dedicated loading bay for a total of fifteen (15) loading bays. The weekday variation in loading demand is shown in **Figure 3** and a summary of the observed loading demand is provided in **Table 3**. The results show that the

loading demand over a weekday is lower than the loading supply of 15 spaces with a maximum of 8 trucks parked which translates to a maximum loading utilization of 53% at midday.

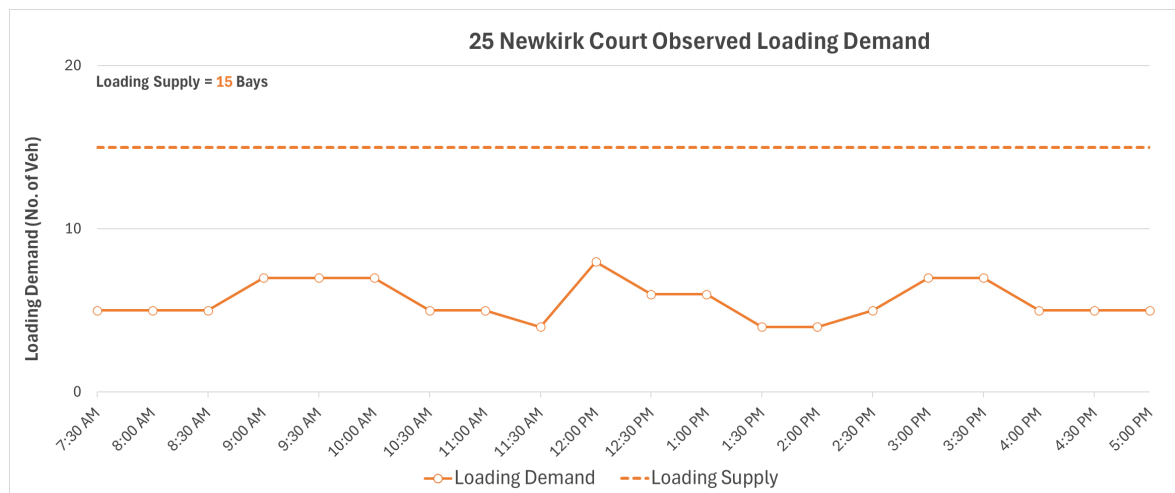


Figure 3: Observed Loading Demand (Trucks)

Table 3: Study Site Loading Utilization Summary (Trucks)

Time Ending	25 Newkirk Court (Loading Supply of 15 Spaces)	
	Demand	Utilization
7:30 AM	5	33%
8:00 AM	5	33%
8:30 AM	5	33%
9:00 AM	7	47%
9:30 AM	7	47%
10:00 AM	7	47%
10:30 AM	5	33%
11:00 AM	5	33%
11:30 AM	4	27%
12:00 PM	8	53%
12:30 PM	6	40%
1:00 PM	6	40%
1:30 PM	4	27%
2:00 PM	4	27%
2:30 PM	5	33%
3:00 PM	7	47%
3:30 PM	7	47%
4:00 PM	5	33%
4:30 PM	5	33%
5:00 PM	5	33%

4.0 Site Circulation Review

A swept path analysis was undertaken for the site plan to demonstrate how vehicles will enter and exit the proposed truck inspection/repair bay in Unit A1 using the following design vehicle with default parameters. The results are provided in **Appendix E**.

- WB-20 Highway Truck Head (TAC Geometric Design Guide for Canadian Roads, 2017)

The swept path analysis results in **Appendix E** indicate that a WB-20 Highway Truck Head can be accommodated through the site and navigate to and from the proposed truck inspection/repair bay at Unit 1A. It is noted that four (4) parking spaces (parking spaces 7 to 10) will be impacted by the design vehicle ingress and egress swept paths at the proposed truck inspection/repair bay as shown in **Appendix E** and **Figure 4**.

Based on the ingress and egress swept paths, the following are recommended to facilitate safe and efficient vehicle movements to and from the proposed truck inspection/repair bay:

- The proposed entrance/door should have a minimum width of 4 metres.
- Parking spaces 7 to 10 to be cordoned off using cones to prevent cars or trucks from parking in these spaces since the truck heads will encroach on these spaces to enter and exit the facility. The loss of these four (4) parking spaces when the facility is operational can be accommodated since the parking review and parking utilization survey showed that the site has a surplus of parking spaces based on observed demand and the applicable By-law requirements.

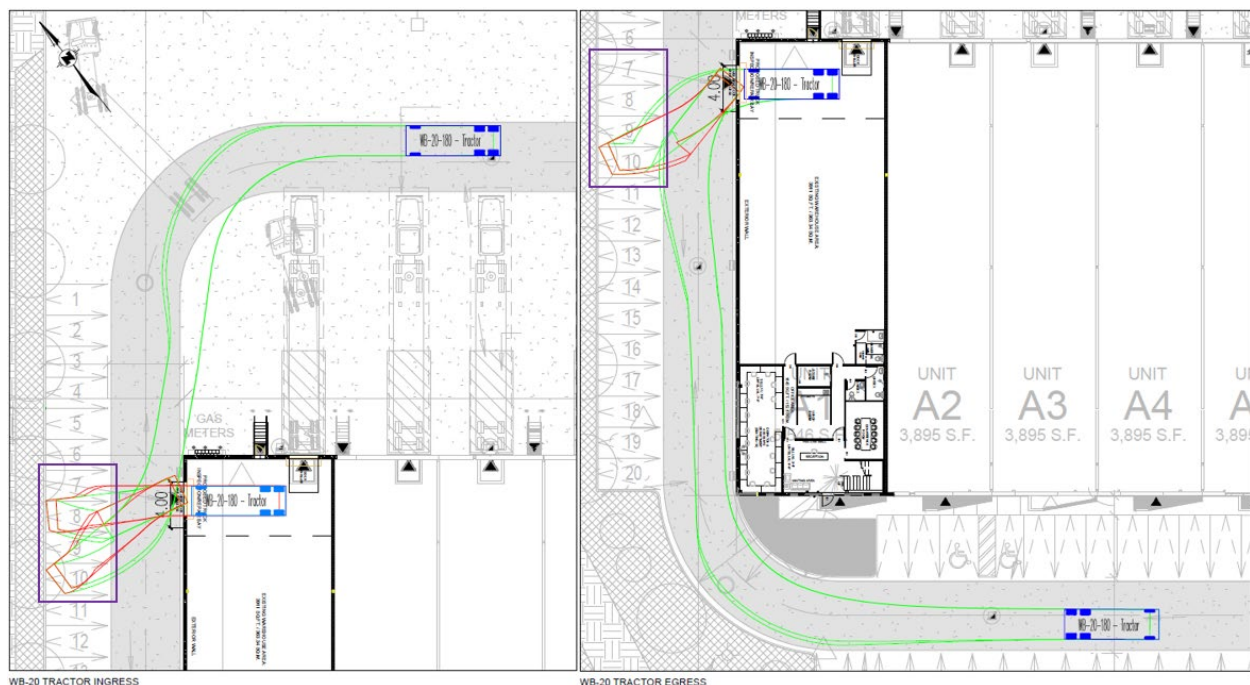


Figure 4: WB-20 Ingress and Egress at Proposed Truck Inspection/Repair Bay

5.0 Conclusions

Based on the parking review and site circulation review, the following conclusions are made:

Parking Review and Parking Utilization Survey

- The parking review conducted for the existing site with the proposed modifications to Unit A1 shows that the existing parking supply of 109 spaces exceeds the By-law requirement of 91 spaces by 18 spaces.
- The analysis results from the parking utilization survey data showed that the current parking supply for the existing site will meet the expected parking demand with the proposed modifications to Unit A1. The maximum observed parking utilization for the site is low at 24%.
- Each of the 15 units including Unit A1 has a dedicated loading bay and the overall site has a maximum loading utilization of 53% at midday.

Site Circulation Review

- The swept path analysis results show that a WB-20 Highway Truck Head (design vehicle) can be accommodated through the site and navigate to and from the proposed truck inspection/repair bay at Unit 1A. It is noted that four (4) parking spaces (parking spaces 7 to 10) will be impacted by the design vehicle ingress and egress swept paths at the proposed truck inspection/repair bay.
- The following are recommended to facilitate safe and efficient truck head movements to and from the proposed truck inspection/repair bay facility:
 - The proposed entrance/door should have a minimum width of 4 metres.
 - Parking spaces 7 to 10 to be cordoned off using cones to prevent vehicles from parking in these spaces and reserve for the proposed facility use. The loss of these four (4) parking spaces when the facility is operational can be accommodated since the parking review and parking utilization survey showed that the site has a surplus of parking spaces based on observed demand and the applicable By-law requirements.

Appendix A

Email Communication with the City



Outlook

RE: [EXTERNAL]25 Newkirk Crt Unit 1A Brampton Parking Utilization Survey (Minor Variance application A-2025-0032)

From Zhang, Qian (andrea) <Qianandrea.Zhang@brampton.ca>**Date** Wed 6/25/2025 11:57 AM**To** Rudy Sooklall <Rudy.Sooklall@traffmobility.com>; Harminder Singh <hsingh@magh.ca>**Cc** pardip <pardip@tanxtransport.com>; Karanvir Gharial <kgharial@magh.ca>; COA <coa@brampton.ca>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rudy,

I've followed up with the City's Traffic Staff, and the parking survey hours can be adjusted to run from **7:30 AM to 5:00 PM**, to ensure coverage starts 30 minutes prior to opening and 30 minutes after closing.

Regarding the swept path analysis, please use **TAC-2017 WB-20 highway truck head** for the assessment.

Hi Maninder,

Can you please confirm when you plan to submit the documents/ studies for Minor Variance application A-2025-0032? As the application was previously deferred to the July hearing, please ensure that all materials be submitted by **July 8, 2025**, to allow sufficient time for Staff review. Otherwise, the application may need to be held to August.

Let me know if you have any questions or need further clarification.

Thanks and regards,

Andrea (Qian) Zhang**Planner I, Development Services****Planning, Building and Growth Management**

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

E: qianandrea.zhang@brampton.ca

From: Rudy Sooklall <Rudy.Sooklall@traffmobility.com>**Sent:** 2025/06/23 2:35 PM**To:** Zhang, Qian (andrea) <Qianandrea.Zhang@brampton.ca>**Subject:** [EXTERNAL]25 Newkirk Crt Unit 1A Brampton Parking Utilization Survey (Minor Variance application A-2025-0032)

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hello Andrea,

We were retained to prepare a Parking Justification Brief which includes a Parking Utilization Survey to address the following comments provided by the City:

Following our previous conversation, City Staff have conducted internal discussions regarding Minor Variance application A-2025-0032. Reviewers have requested additional information to facilitate the review of the application. Please provide the following documents:

- **Parking Justification Brief:** *This should include an introduction explaining the changes in use, the reasons for parking deficiency in relation to the zoning bylaw, and an analysis of parking demand.*
- **Parking Utilization Study:** *This study should be conducted by a professional Traffic Consultant.*
- **Swept Path Analysis:** *This analysis should show how the vehicle will come into the loading bay and how it will exit. Please also specify what type of vehicle it will be? (e.g., highway tractors or other types).*

Opening hours for the site are weekdays from 8:00am to 4:30pm. Given that this site has industrial uses, we propose to conduct the parking utilization survey on a weekday between 6:00am to 6:00pm to determine current parking on-site demand. Parked vehicles observations will be made at 30-minute intervals. Please confirm if the City is fine with our proposed approach for the parking utilization survey of the site.

Regards,

Rudy Sooklall, M.A.Sc., P.Eng.
President and Director of Transportation



direct: 416-526-8408

email: rudysooklall@traffmobility.com

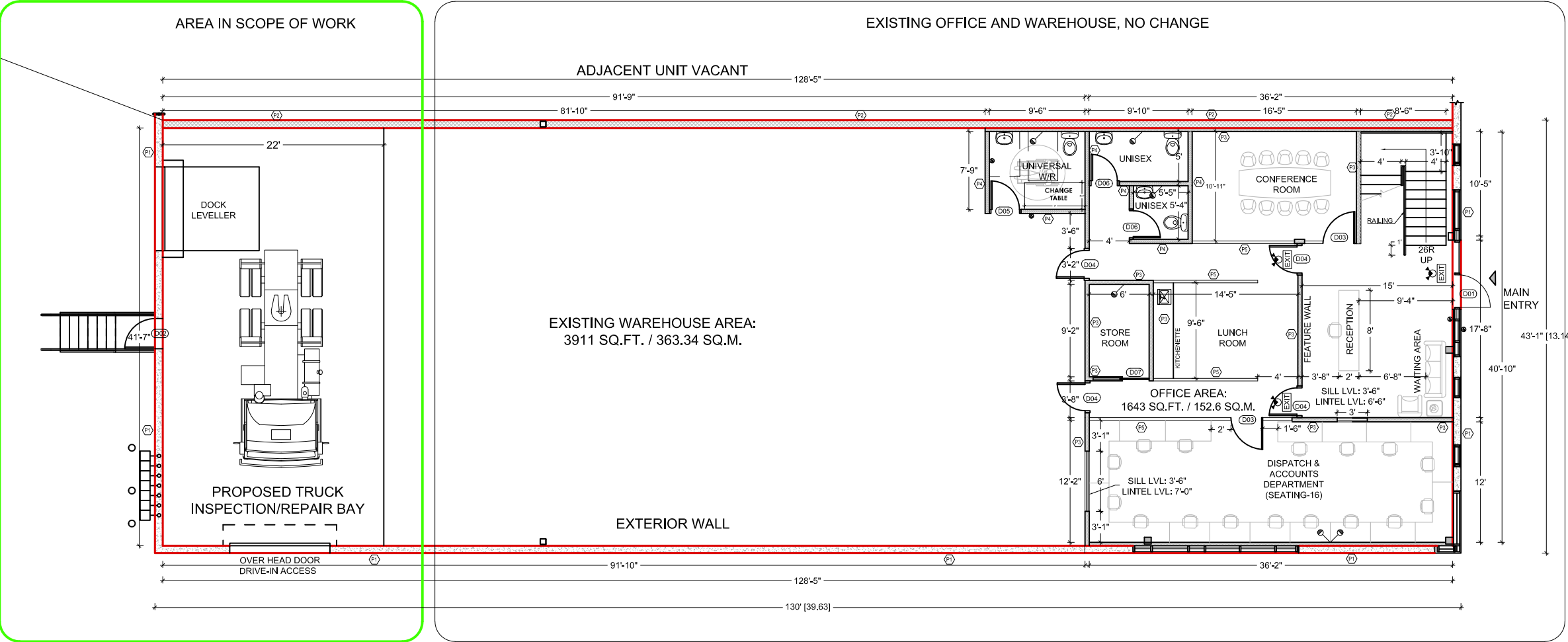
www.traffmobility.com

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Appendix B

Proposed Floor Plan Changes



1
A-02
PROPOSED GROUND FLOOR PLAN

- SCOPE OF WORK:
- PROPOSED TRUCK INSPECTION/REPAIR DESIGNATED AREA AT BACK OF THE EXISTING LOGISTIC OFFICE AND WAREHOUSE.
 - NO PARTITION WALL PROPOSED, SPACE MARKED NEAR SIDE/BACK ENTRANCE TO BE USED AS TRUCK BAY.
 - NO CHANGE TO EXISTING OFFICE AT FRONT AND WAREHOUSE.

GENERAL NOTES:
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1.	ISSUED FOR MINOR VARIANCE	OCT 10
NO:	DESCRIPTION	DATE:

PROJECT NAME:
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:
25 NEWKIRK COURT, BUILDING- 5,
UNIT-A1, BRAMPTON, ON.



DRAWING TITLE: FLOOR PLAN	
DESIGN: MSB	DRAWING NO: Z-01
DRAWN: HS	
CHECKED: MSB	
DATE: OCT, 2024	
SCALE: 1/8"=1'-0"	PROJECT NO: 2304055

Appendix C

Zoning By-law Excerpts



Brampton

Zoning By-Law Office Consolidation

SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

30.1 The following provisions shall apply to all industrial zones as shown on Schedule A to this by-law, in addition to the General Provisions for All Zones included in this by-law.

30.2 Environmental Concerns

Obnoxious industrial uses shall not be permitted.

30.3 Accessory Buildings

(a) Accessory buildings or structures used for a purpose other than an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but shall:

- (1) not be used for human habitation;
- (2) not exceed 4.5 metres in height;
- (3) not have a gross floor area in excess of 100 square metres;
- (4) be at least 3 metres from any lot line, and,
- (5) except for a gatehouse, not be constructed in a minimum required front yard or minimum required exterior side yard.

(b) Accessory buildings used for the purpose of an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but the gross commercial floor area of any accessory building or buildings on a lot shall not exceed the gross industrial floor area of the main building.

30.4 Loading Spaces

Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

(a) Gross Industrial Floor Area

of building in square metres Number of loading spaces

280 or less 1 loading space

over 280 up to 7,450 2 loading spaces

over 7,450 up to 14,000 3 loading spaces

over 14,000 3 loading spaces, plus 1 additional loading

space for each 9,300 square metres of gross industrial floor area or part thereof in excess of 14,000 square metres

(b) Each loading spaces shall:

- (i) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length;
- (ii) have a minimum vertical clearance of 4.25 metres; and,
- (iii) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

30.5 Parking Spaces

Use	Minimum Parking Spaces Required
Industrial – Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing	<p>a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area:</p> <ul style="list-style-type: none"> • Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof; • 5,000 to 10,000 square metres: 83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres; • over 10,000 square metres: 139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres <p>b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area:</p>

	In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.
Warehouse	<p>a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area:</p> <ul style="list-style-type: none"> Up to 7,000 square metres: 1 parking space per 90 square metres gross floor area or portion thereof; 7,000 to 20,000 square metres: 78 parking spaces plus 1 parking space per 145 square metres gross floor area or portion thereof that is over 7,000 square metres; over 20,000 square metres: 168 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 20,000 square metres <p>b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area</p> <p>In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.</p>
Industrial Mall	The same requirements as that of the Industrial – Manufacturing, except for motor vehicle repair or body shop or any non-industrial use which shall provide parking in accordance with applicable standards for that use.
Non-industrial uses	Parking requirements in accordance with that outlined in the General Provisions for Commercial and Residential Zones.

30.6 Fences

No fences shall be permitted in the front yard of any lot in an industrial zone.

30.7 Commercial Uses in Industrial Zones

The following ancillary commercial uses shall be permitted within any industrial zone, provided such uses are located in an industrial mall as defined in this by-law:

- (a) a bank, trust company or financial institution;
- (b) a dining room restaurant or a convenience restaurant, to a maximum of one restaurant per industrial mall, and a maximum gross leasable area of 465 square metres or 5% of the total gross floor area of the building whichever is less.
- (c) a commercial, technical, or recreational school;
- (d) a banquet hall; and,
- (e) an office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments; and offices of accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners.

Parking requirements for commercial uses in industrial zones shall be in accordance with section 20.

30.8 Restaurant Uses in Industrial Zones

Refuse storage for restaurant uses permitted in any industrial zone of this by-law shall be contained in a climate controlled area within a building.

(327-07)

30.9 Waste Transfer or Processing Station

A Waste Disposal Use shall only be permitted in Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zones in accordance with Sections 32.1, 33.1 and 33.2 respectively. Notwithstanding the Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zone provisions to the contrary, no outside storage associated with a Waste Disposal Use shall be permitted, unless such storage is located within enclosed bins or containers and conforms to all the provisions of the zone respecting outside storage.

Waste Disposal Uses, including those involving hazardous waste, owned, operated or managed by or used for the purposes of a waste program administered by the City of Brampton or the Regional Municipality of Peel are permitted in Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zones, provided that yard, outside storage, parking, and coverage regulations required for the zone where the lands are located are complied with.

30.10 Outdoor Storage

Where outdoor storage is permitted, no storage shall be permitted on any portion of a lot required for parking, loading, driveway, or landscaped open space.

(SECTIONS 30.11, 30.12, AND 30.13 ARE RESERVED)

30.14 Automobile Impound Facilities

Within the area bounded Queen Street, Highway 410, Steeles Avenue, and Kennedy Road, an automobile impound facility shall be permitted subject to the following criteria:

- (a) the site is zoned of a zoning category of Industrial M2 or its subsection;
- (b) there is a permanent building on the site;
- (c) the site has a minimum lot area of 1800 square metres;
- (d) a minimum of 5 public parking spaces is provided on the site;
- (e) the pound area is screened from streets, open space, and properties not zoned to permit outside storage with an opaque fence; and
- (f) a minimum 3 metre wide landscaped strip is provided abutting a public street except at approved access locations.

30.15 Torbram Road

For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road.

(327-07)

30.16 Mechanical Sterilization

Mechanical Sterilization shall be permitted as an accessory use to Animal Hospitals, Private or Public Hospitals, Institutional Uses, Nursing Homes, and Public Uses wherever those uses are permitted in this By-law.

(204-2010)

30.17 Places of Worship

Where a Place of Worship is listed as a permitted use in any Industrial parent zone, it is deemed to be a permitted use in any such parent zone with a special section unless a Place of Worship is specifically prohibited by the special section.

30.18 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply to a Place of Worship in all Industrial Business Zones (MBU), Industrial Zones located within the area shown as “Business Corridor” on Schedule G of this By-law, and Industrial One (M1) and Industrial One A (M1A) Zones located within 500 metres from a Residential Area as shown on Schedule H of this By-law.

- a) Maximum Gross Floor Area for all Places of Worship within a Lot: 5,000 metres.
- b) Minimum Building Setback for Buildings solely used for a Place of Worship: 7.5 metres to all lot lines.
- c) Minimum Landscaped Open Space for lots solely used for a Place of Worship: 3 metres abutting all lot lines except at approved access locations.
- d) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
- e) Shall be subject to all other requirements and restrictions of the zone in which the Place of Worship is located that do not conflict with 30.18 a) to d).

30.19 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply to a Place of Worship permitted in Industrial One (M1) and Industrial One A (M1A) Zones as shown on Schedule I to this By-law, except those Industrial One (M1) and Industrial One A (M1A) Zones located within 500 metres of a Residential zone, or Industrial One (M1) and Industrial One A (M1A) Zones located within the area shown as “Business Corridor” on Schedule G of this By-law:

- a) Maximum Gross Floor Area for all Place of Worship within a Lot: 3,000 square metres.
- b) The following accessory uses to a place of worship shall not be permitted: a private school, a day care, and an outdoor play or activity area.
- c) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
- d) Shall be subject to all other requirements and restrictions of the zone in which the Place of Worship is located that do not conflict with 30.19 a) to c).



Brampton

Zoning By-Law Office Consolidation

(204-2010)

SECTION 31.1 INDUSTRIAL ONE – M1

The lands zoned M1 on Schedule A to this by-law:

31.1.1 shall only be used for the following purposes:

(a) <u>Industrial</u>	
	(1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
(b) <u>Non-Industrial</u>	
	(1) a radio or television broadcasting and transmission establishment
	(2) a furniture and appliance store
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
	(6) a place of worship only within areas shown on Schedules G, H and I
(c) <u>Accessory</u>	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

31.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Width	30 metres
(b) Minimum Front Yard Depth	9 metres

(c)	Minimum Interior Side Yard Width	4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
(d)	Minimum Exterior Side Yard Width	6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 12 metres
(e)	Minimum Rear Yard Depth	7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 12 metres
(f)	Maximum Building Height	No restriction but maximum 2 storeys on a lot which abuts a residential zone
(g)	Minimum Landscaped Open Space	<p>(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone.</p> <p>(ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential Zone.</p>
(h)	Outside Storage	Not permitted

(January 1, 2014)

Accessible Parking in the City of Brampton

The City of Brampton is committed to ensuring that people of all ages and abilities enjoy the same opportunities as they live, work, play and visit in our City. This commitment includes ensuring access to appropriately marked, signed and maintained accessible parking spaces. Access to accessible parking is very important for people with disabilities to be able to enjoy services and facilities just as others are able to do. As our population ages and the number of people with disabilities increases, the need for accessible parking spaces will be even greater.

Requirements for accessible parking spaces in the City of Brampton are regulated by the following:

- Highway Traffic Act, *Ontario Regulation 581*
 - Specific sign requirements
- Integrated Accessibility Standards Regulation, Design of Public Spaces *Ontario Regulation 413-12*
 - Type of parking spaces
 - Number of accessible spaces to be provided
- City of Brampton, Traffic By-law 93-93
 - Owners/operators obligations
 - Surface, size and configuration of parking spaces and access aisles
 - Curb cuts
 - Specific sign requirements
- City of Brampton, Zoning By-law 270-2004, as amended
 - Number of total parking spaces required (including accessible and regular spaces)
- Approved site plans
 - Specific requirements regarding number and location of accessible parking spaces and access

The following pages provide an overview of the requirements of accessible parking spaces in Brampton and some helpful hints to assist you with compliance with these requirements.

Accessible Parking Spaces

Owners and Operators Obligations:

The following outlines the obligations for parking lot owners and operators with respect to public parking areas and provides information regarding requirements for accessible parking spaces as identified in the Traffic By-law 93-93, Section 48.

As an owner/operator you are obligated to:

- Provide accessible parking spaces for the exclusive use of vehicles that are displaying an accessible parking permit
- Comply with any approved Site Plan requirements with respect to the number and location of accessible parking spaces
- Provide a **minimum** number of parking accessible parking spaces based on the total number of parking spaces provided. The following is an approximation of the number of accessible parking spaces to be provided:

# of Parking Spaces Provided	# of Accessible Parking Spaces	# of Type A Van Accessible	# of Type B
0-12	1	1	0
Requirement for 13 to 100 parking spaces – 4% of total			
13 – 25	1	1	0
26 – 50	2	1	1
51 – 75	3	1	2
76 – 100	4	2	2
Requirement for 101 to 200 parking spaces is 1 plus 3% of total			
101 – 140	5	2	3
141 – 170	6	3	3
171 – 200	7	3	4
Requirement 201 to 1000 parking spaces is 2 plus 2% of total			
201 – 250	7	3	4
251 – 300	8	4	4
301 – 350	9	4	5
351 – 400	10	5	5
401 – 450	11	5	6
451 – 500	12	6	6
501 – 550	13	6	7
551 – 600	14	7	7
601 – 650	15	7	8

651 – 700	16	8	8
701 – 750	17	8	9
751 – 800	18	9	9
801 – 850	19	9	10
851 – 900	20	10	10
901 – 950	21	10	11
951 – 1000	22	11	11
Requirement for more than 1000 parking spaces provided is 11 plus 1% of total			
1001 – 1100	22	11	11
1101 – 1200	23	11	12
1201 – 1300	24	12	12
1301 – 1400	25	12	13
1401 – 1500	26	13	13
1501 – 1600	27	13	14
1601 – 1700	28	14	14
1701 – 1800	29	14	15
1801 – 1900	30	15	15
1901 – 2000	31	15	16
For each 100 parking spaces provided, add 1 additional parking space to the running total.			

- Ensure the accessible parking spaces are kept free of any obstructions, snow, ice and slush and are maintained to the same standards as the other parking spaces provided in that public parking area.
- Maintained in good repair so pavement markings are easily identified by the public.

Each accessible parking space must comply with the following:

Surface:

- Be located on a hard, level surface
- Be located in an area where people with disabilities can easily access a building or facility via curb ramps, depressed curbs or other means

Physical Dimensions:

- Type A – Van Accessible
 - Be a minimum of 3.4 metres wide and as long as the other parking spaces in the same public parking area
 - Have an access aisle that is a minimum of 1.5 metres wide, as long as the parking space and be marked with high tonal contrast diagonal lines to indicate that parking is prohibited in this space

- Type B
 - Be a minimum of 2.4 metres wide and as long as the other parking spaces in the same public parking area
 - Have an access aisle that is a minimum of 1.5 metres wide, as long as the parking space and be marked with high tonal contrast diagonal lines to indicate that parking is prohibited in this space
- Where two accessible parking spaces (Type A and/or Type B) are provided in the same location, a shared access aisle of 1.5 metres may be used
- Incorporate a pavement marking with the International Symbol of Access (wheelchair)
 - White symbol and border, blue background under the symbol
 - Blue paint to be similar in colour to that used on Highway Traffic Act (HTA) Permit Only sign
- Width measurements are calculated based on mid-point to mid-point from the painted lines of the parking space and access aisle
- Painted lines may be white or yellow in colour
 - If yellow is used it shall match the yellow traffic paint chip of the Ministry of Transportation, Ontario or US. Federal 595B, Yellow 33538
- Recommended line width for markings is 10 cm
- All pavement markings to be slip resistant paint

Curb Cuts:

- Must be provided where there is a change in grade and the access aisle abuts a raised surface or where a raised surface is in close proximity to the access aisle

Signage:

- Erect signage for each accessible parking space and maintain it in good repair and ensure that it:
 - Is visible to the public
 - Is located on a permanent post, building or structure
 - Has the bottom edge of the sign 1 metre to 1.5 metres above the surface
 - Is located mid-point at the end of the parking space so that it does not block access to the parking space or interfere with the access to the depressed curb or curb cut
 - Is reflective
 - Is in accordance with the requirements of the Highway Traffic Act, *Ontario Regulation 581, Section 11*
 - Includes the wording “Maximum Fine \$5000” and “For Enforcement call 905-458-3424” on the same sign or on another sign in close proximity to the accessible parking sign
- For Type A parking spaces, in addition to the above, include the wording “Van Accessible” on the same sign or on a sign located below the Permit Only sign

Appendix D

Parking Utilization Survey Data

Parking Survey, 25 Newkirk Court_Brampton

Thursday, 3 July 2025

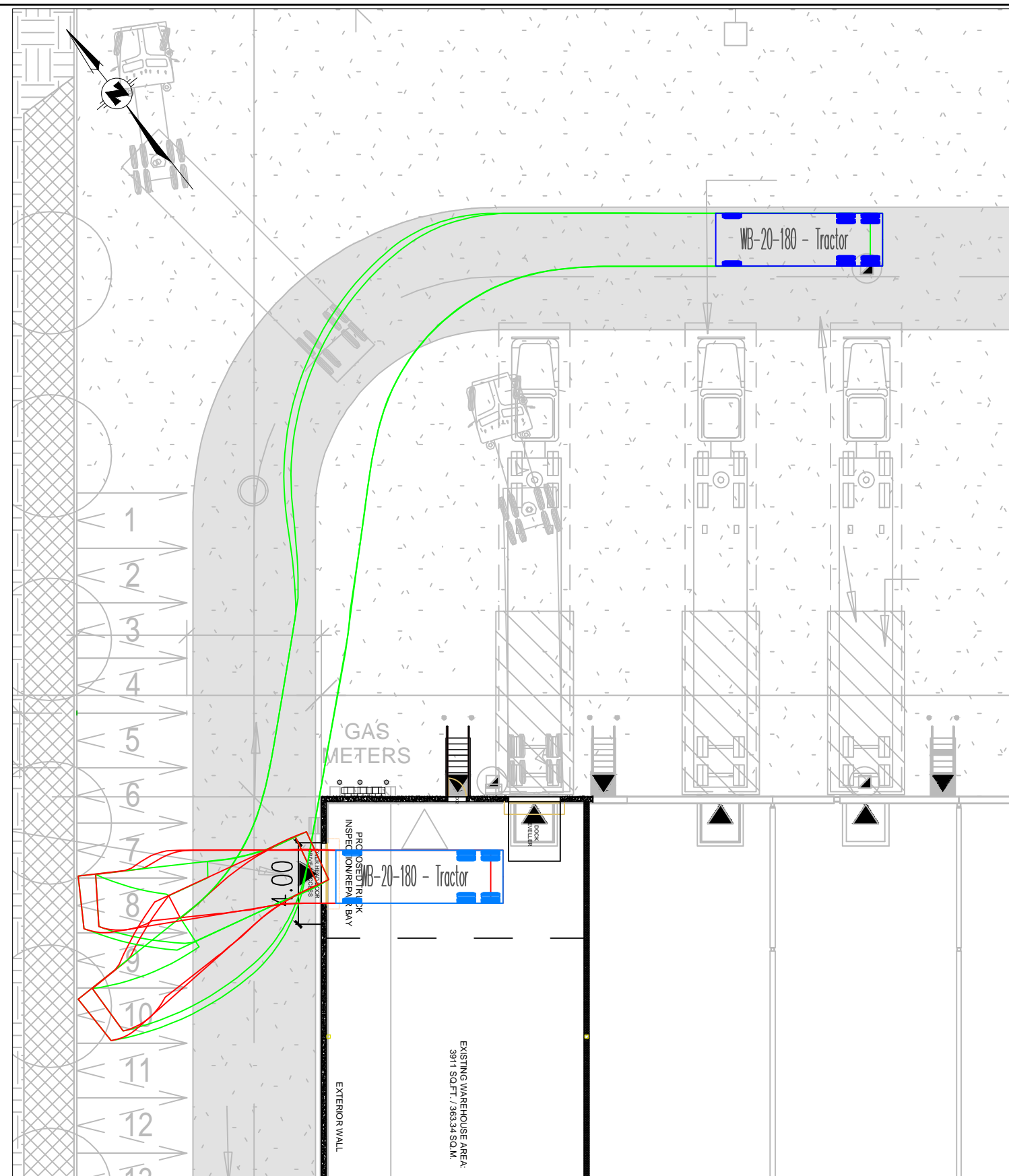
Period						
Start	End	Regular Parking	Accessible Parking	Other parking	Trucks at the loading bays	TOTAL
Total parking spaces		101	8		15	124
	7:30 AM	5			5	10
7:30 AM	8:00 AM	7			5	12
8:00 AM	8:30 AM	9			5	14
8:30 AM	9:00 AM	13			7	20
9:00 AM	9:30 AM	15			7	22
9:30 AM	10:00 AM	15			7	22
10:00 AM	10:30 AM	17			5	22
10:30 AM	11:00 AM	22			5	27
11:00 AM	11:30 AM	20			4	24
11:30 AM	12:00 PM	22			8	30
12:00 PM	12:30 PM	23			6	29
12:30 PM	1:00 PM	24			6	30
1:00 PM	1:30 PM	26			4	30
1:30 PM	2:00 PM	26			4	30
2:00 PM	2:30 PM	25			5	30
2:30 PM	3:00 PM	25	1		7	33
3:00 PM	3:30 PM	24	1		7	32
3:30 PM	4:00 PM	24	1		5	30
4:00 PM	4:30 PM	23	2		5	30
4:30 PM	5:00 PM	18	1		5	24

Note: The entire day, one of the loading bays was occupied by a tractor unit without a trailer and another by a trailer without a tractor unit.

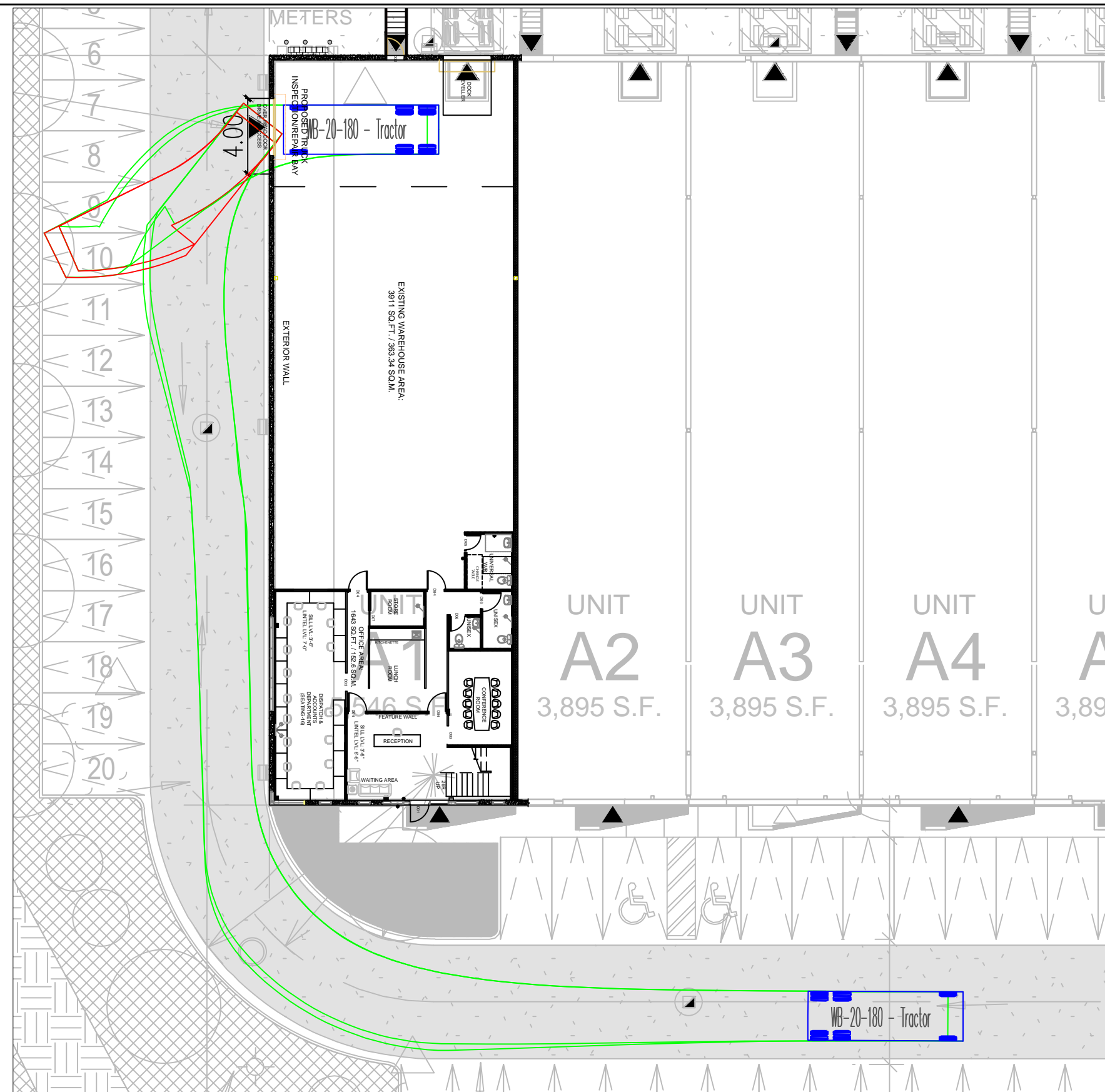


Appendix E

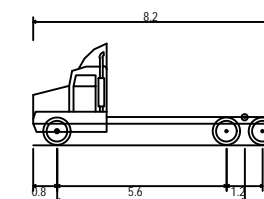
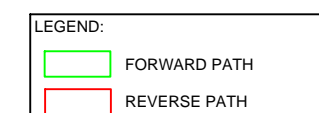
Vehicle Manoeuvring Diagrams



WB-20 TRACTOR INGRESS



WB-20 TRACTOR EGRESS



WB-20-180 - Tractor	
Overall Length	8.200m
Overall Width	2.600m
Overall Body Height	3.358m
Min Body Ground Clearance	0.435m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.300m

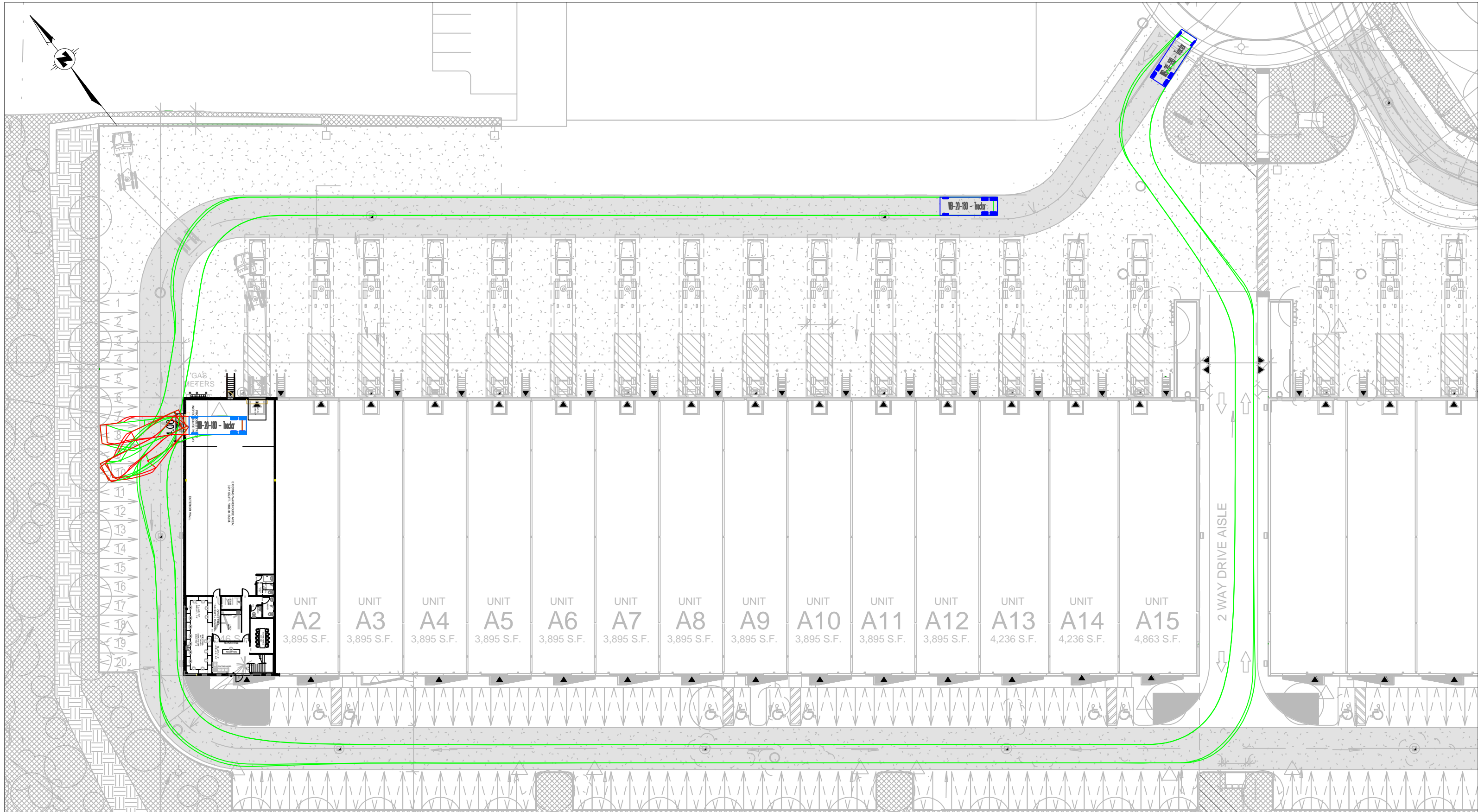
A	100% DESIGN SUBMISSION	2025/07/04	V.L.
REV.	SUBMISSION	DATE	INITIAL

25 NEWKIRK COURT PARKING STUDY

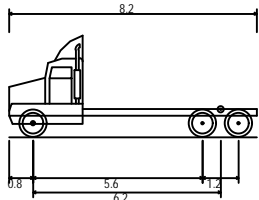
SWEPT PATH ANALYSIS




DESIGN	R.S.	DRAWN	V.L.	CHECKED	R.S.	CONTRACT No.	PTRAN2025023
SCALE:	1:250		DRAWING NUMBER				
DATE:	2025/07/04						



LEGEND:	
—	FORWARD PATH
—	REVERSE PATH

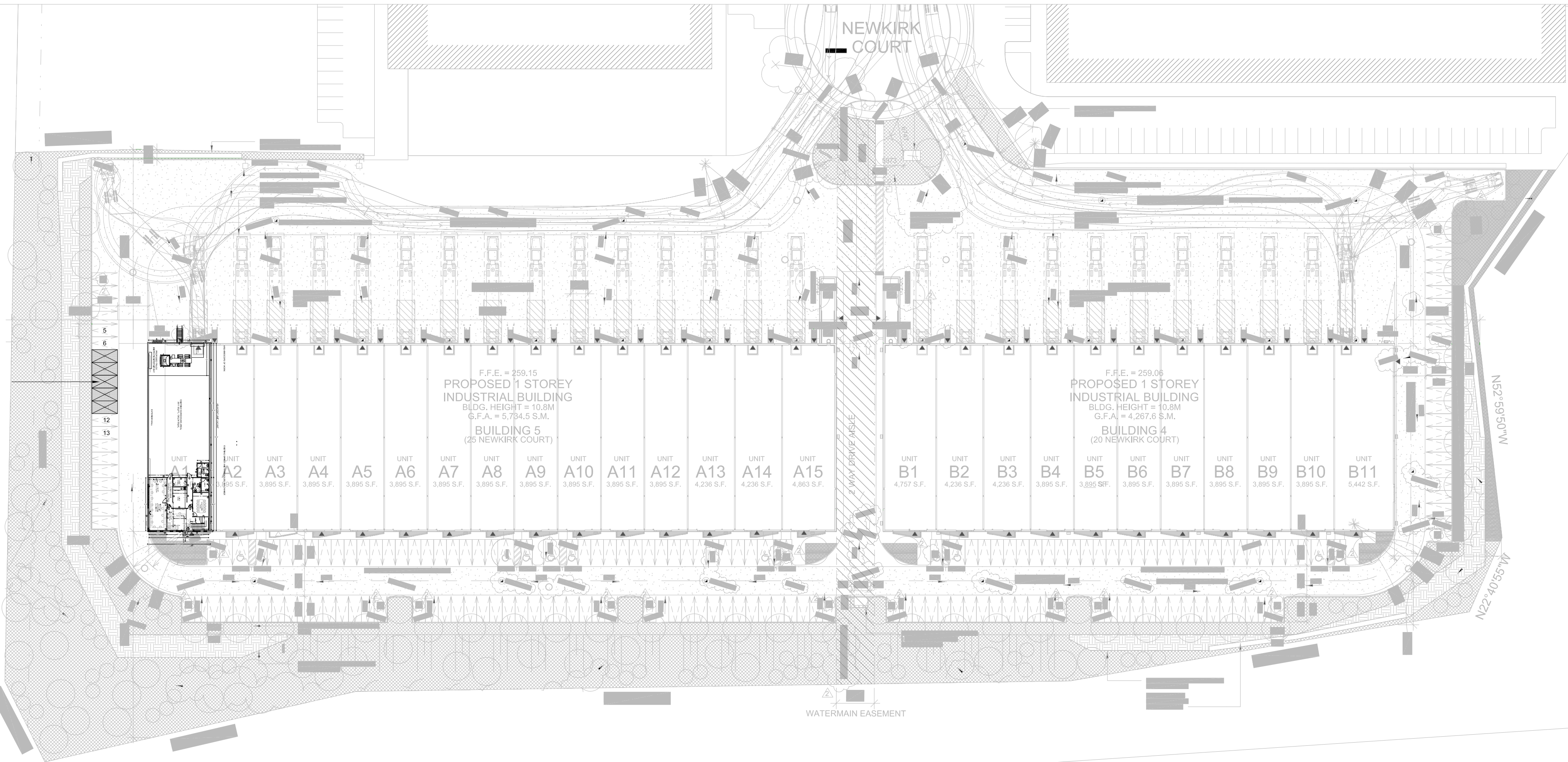


WB-20-180 - Tractor	8.200m
Overall Length	2.600m
Overall Width	3.358m
Overall Body Height	0.435m
Min Body Ground Clearance	2.600m
Track Width	4.00s
Lock-to-lock time	14.300m
Curb to Curb Turning Radius	

					25 NEWKIRK COURT PARKING STUDY		 TRAFF MOBILITY							
							DESIGN	R.S.	DRAWN	V.L.	CHECKED	R.S.	CONTRACT No.	PTRAN2025023
							SCALE:	1:500		DRAWING NUMBER				
							DATE:	2025/07/04						
	A	100% DESIGN SUBMISSION		2025/07/04			V.L.							
	REV.	SUBMISSION		DATE	INITIAL	SITE CIRCULATION								

NOTE: TO FACILITATE TRUCK MOVEMENT AND ENSURE A CLEAR PASSAGE, EXISTING PARKING SPOTS NUMBERED 7 THROUGH 11 WILL BE REMOVED

HEART LAKE ROAD



BUILDING-5 PARKING STATISTICS:
EXISTING PARKING SPACE: 109
REQUIRED PARKING SPACE = 91
AVAILABLE SPACES AFTER REDUCTION = 109-5=104

COUNTRYSIDE DRIVE

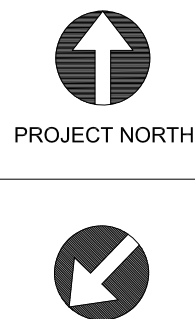
SITE PL

GENERAL NOTES:
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3.	FOR TRUCK SWEEP PATH	JULY 11
2.	FOR PARKING CALCULATIONS	JAN 15
1.	ISSUED FOR MINOR VARIANCE	OCT 10
NO:	DESCRIPTION	DATE:

PROJECT NAME:
MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

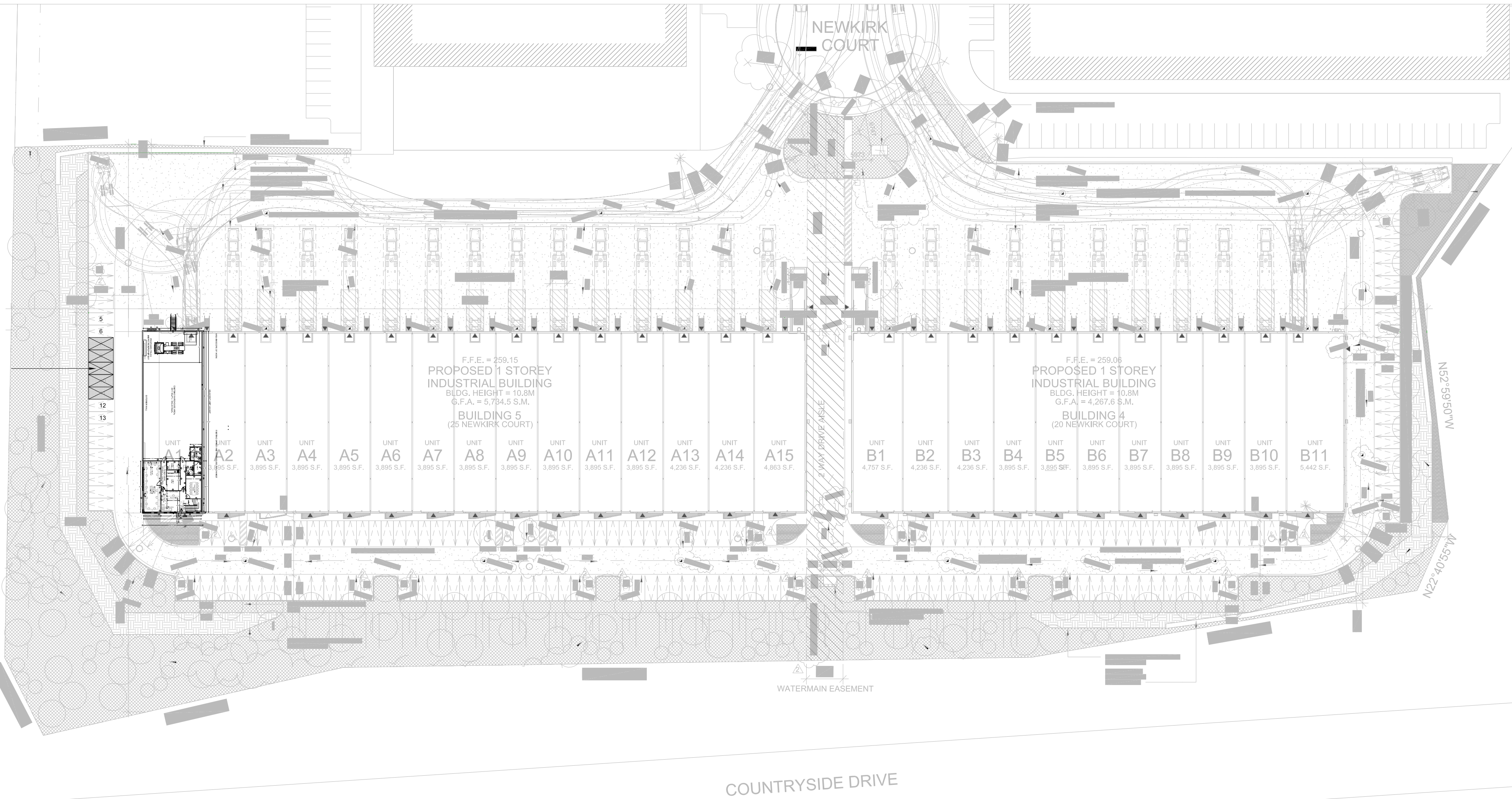
PROJECT ADDRESS:
25 NEWKIRK COURT, BUILDING- 5,
UNIT-A1, BRAMPTON, ON.



DRAWING TITLE: SITE PLAN & PARKING STATISTICS		
DESIGN: MSB	DRAWING NO:	
DRAWN: K.S.G.	Z-04	
CHECKED: MSB		
DATE: JULY, 2025		
SCALE: 1/8"=1'-0"	PROJECT NO: 2304055	

NOTE: TO FACILITATE TRUCK MOVEMENT AND ENSURE A CLEAR PASSAGE, EXISTING 5 PARKING SPOTS NUMBERED 7 THROUGH 11 WILL BE REMOVED

HEART LAKE ROAD



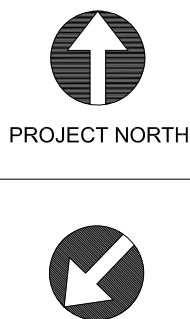
BUILDING-4 & 5 PARKING STATISTICS:
EXISTING PARKING SPACES: 192 (AS PER BASE BUILDING DRAWINGS)
REQUIRED PARKING SPACES: 210 (CALCULATED BY ZONING DEPARTMENT)
AVAILABLE SPACES AFTER REDUCTION: 192-5=187

GENERAL NOTES:
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3.	FOR TRUCK SWEEP PATH	JULY 11
2.	FOR PARKING CALCULATIONS	JAN 15
1.	ISSUED FOR MINOR VARIANCE	OCT 10
NO:	DESCRIPTION	DATE:

PROJECT NAME:
 MEZZANINE ADDITION TO APPROVED BUILDING PERMIT NO. 23

PROJECT ADDRESS:
 25 NEWKIRK COURT, BUILDING- 5, UNIT-A1, BRAMPTON, ON.



DRAWING TITLE: SITE PLAN & PARKING STATISTICS		
DESIGN: MSB	DRAWING NO:	
DRAWN: K.S.G.	Z-04	
CHECKED: MSB		
DATE: JULY, 2025		
SCALE: 1/8"=1'-0"	PROJECT NO: 2304055	