

111

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.)

1 Storey Mixed use building

THERE IS NO ADDITION TO THE EXISTING BUILDING

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 Storey Mixed use building Existing. No wok is proposed

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

15.31m

Rear yard setback

15.32m

Side yard setback

12.50m

Side yard setback

22.08m

PROPOSED

Front yard setback

15.31m

Rear yard setback

15.32m

Side yard setback

12.50m

Side yard setback

22.08m

10.

Date of Acquisition of subject land:

Feb 2022
11.

Existing uses of subject property:

Mixed Use Warehouse and COmmercial
12.

Proposed uses of subject property:

Since 1975
13.

Existing uses of abutting properties:

Medical Prescription Distribution Facility an Parts Distribution
14.

Date of construction of all buildings & structures on subject land:

1975
15.

Length of time the existing uses of the subject property have been continued:

Since 1975
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 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 Toronto OF In The Province of Ontario

THIS 13th DAY OF May, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Jonathan Benczkowski, OF THE City OF Toronto  
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.

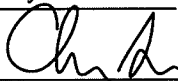
DECLARED BEFORE ME AT THE

City OF Ottawa

IN THE Province OF

Ontario THIS 13 DAY OF

May, 2024.



A Commissioner etc.



Signature of Applicant or Authorized Agent



FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

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

\_\_\_\_\_  
Date

DATE RECEIVED Dec 18, 2024

Date Application Deemed Complete by the Municipality Alfred

Revised 2022/02/17

**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: 1055 Clark Blvd


I/We, Soneil Vaughan Inc. O/a. Soneil Clark  
please print/type the full name of the owner(s)

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

Jonathan Benczkowski  
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 13th day of May, **20**24.

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

Neil Jain  
(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: 1055 Clark Blvd

I/We, Soneil Vaughan Inc. O/a. Soneil Clark  
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 13th 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.)

Neil Jain  
(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.**

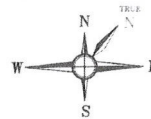
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**







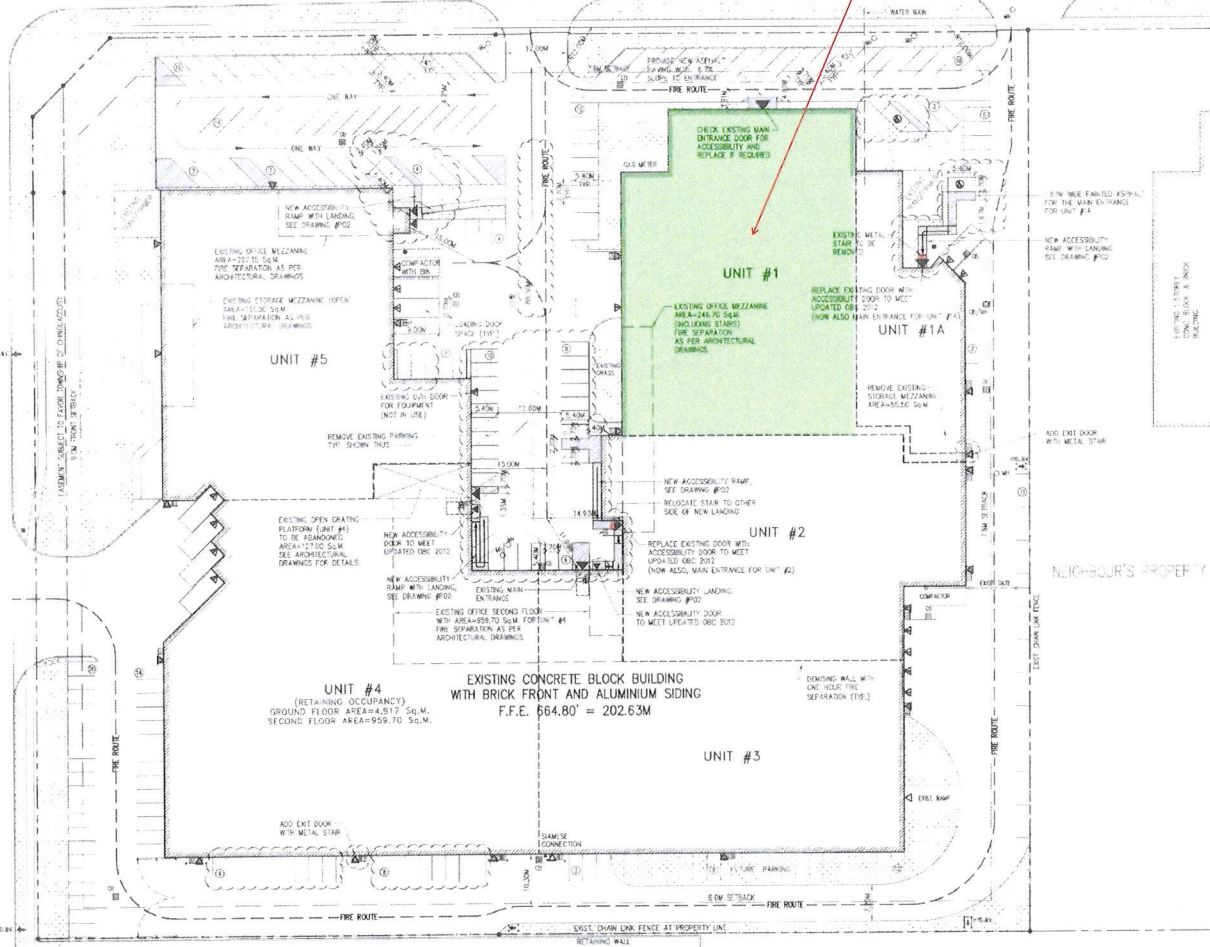
# INFORMATION ONLY



CLARK BLVD.

UNIT LOCATION

TORBRAM ROAD



## EXISTING SITE PLAN

SCALE: 1:400

NOTE: ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE

### GENERAL NOTES:

1. ANY INFORMATION SHOWN ON THIS PLAN REGARDING LOCATION AND SIZE OF EXISTING UTILITIES OR SERVICES IS FURNISHED BY THE BEST INFORMATION AVAILABLE. THE OWNER AND HIS AGENTS DISCLAIM ANY RESPONSIBILITY FOR ITS ACCURACY OR SUFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN STAKE OUTS AND DETAILS OF EXISTING SERVICES. ALL EXISTING STORM, SANITARY, WATER, GAS AND OTHER UTILITY INFORMATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER TO ALTER THE DESIGN WITHIN 10 DAYS.
2. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON, THE REGION OF PEEL, AND THE ONTARIO PROCEEDING, STANDARDS AND SPECIFICATIONS.
3. ALL UNITS ASSIGNED TO BE VACANT (EXCEPT UNIT #4) FOR OCCUPANCY FOR THE UNIT #4 IS WHOLESALE FURNITURE CONTACT OWNER FOR THE FUTURE OCCUPANCIES OF OTHER UNITS.
4. SEPARATE BUILDING PERMIT REQUIRED FOR EACH UNIT FOR FINISHING AND OCCUPANCY.
5. AREAS SHOWN FOR THE GROUND FLOOR INCLUDING MEZZANINES ETC. ARE APPROXIMATELY.
6. FOR FIRE SEPARATIONS OF MEZZANINES, FLOORS AND STAIRS ETC. SEE ARCHITECTURAL DRAWINGS.
7. READ THIS DRAWING IN CONJUNCTION WITH DRAWING P02, FOUNDATION + ARCHITECTURAL AND OTHER RELEVANT DRAWINGS.

REVIEWED FOR PROPOSED F. MANCINI AS INDICATED

SEPARATE BUILDING PERMITS ARE REQUIRED FOR EACH UNIT FINISHING AND OCCUPANCY PER SEPARATE PERMIT DEAD LINE: 12/10/2019

DATE: 12/10/2019  
BY: DAVID NUNDA

## ONTARIO BUILDING CODE DATA MATRIX

ONTARIO BUILDING CODE DATA MATRIX		OBC REFERENCE	
Item	Description	Part 1	Part 2
1	Building Occupancy	Section 1.1	Section 1.1
2	Building Area (Total, Net, Gross)	Section 1.2	Section 1.2
3	Height of Building	Section 1.3	Section 1.3
4	Number of Storeys	Section 1.4	Section 1.4
5	Number of Units	Section 1.5	Section 1.5
6	Number of Entrances	Section 1.6	Section 1.6
7	Number of Exits	Section 1.7	Section 1.7
8	Number of Stairs	Section 1.8	Section 1.8
9	Number of Elevators	Section 1.9	Section 1.9
10	Number of Entrances	Section 1.10	Section 1.10
11	Number of Exits	Section 1.11	Section 1.11
12	Number of Stairs	Section 1.12	Section 1.12
13	Number of Elevators	Section 1.13	Section 1.13
14	Number of Entrances	Section 1.14	Section 1.14
15	Number of Exits	Section 1.15	Section 1.15
16	Number of Stairs	Section 1.16	Section 1.16
17	Number of Elevators	Section 1.17	Section 1.17
18	Number of Entrances	Section 1.18	Section 1.18
19	Number of Exits	Section 1.19	Section 1.19
20	Number of Stairs	Section 1.20	Section 1.20
21	Number of Elevators	Section 1.21	Section 1.21
22	Number of Entrances	Section 1.22	Section 1.22
23	Number of Exits	Section 1.23	Section 1.23
24	Number of Stairs	Section 1.24	Section 1.24
25	Number of Elevators	Section 1.25	Section 1.25

## SITE STATISTICS

ZONING	M36 - INDUSTRIAL
SITE AREA	26,404.00 SQ.M.

## BUILDING STATISTICS FOR PARKING PURPOSE

	Sq.M.	No.	%
SITE AREA	26,404.00	100.00%	
ALLOWABLE SITE DEVELOPMENT AREA	26,404.00	100.00%	
EXISTING BUILDING COVERAGE (FOOTPRINTS)	17,555.60	66.50%	
EXISTING GROUND FLOOR WAREHOUSE	16,965.20	64.26%	
EXISTING GROUND FLOOR OFFICES	900.50	3.39%	
EXISTING UPON STAIRS PLATFOMRS	150.70	0.57%	
EXISTING MEZZANINES OFFICES	453.85	1.72%	
EXISTING SECOND FLOOR OFFICES	959.70	3.60%	
TOTAL EXISTING GROSS FLOOR AREA (GFA)	19,125.95	72.44%	

NOTE: EXISTING GROSS FLOOR AREA (GFA) WITHOUT PLATFORMS = 16,965.20 SQ.M. TO MEET OLD DRAWINGS

## PARKING SPACE REQUIREMENTS:

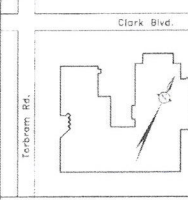
SECTION 303. PARKING CALCULATION FOR INDUSTRIAL M36 - INDUSTRIAL  
MAIN USE OF BUILDING IS WAREHOUSE  
GROSS OFFICE AREA = 17,555.60 SQ.M. LESS THAN 15% OF GROSS FLOOR AREA  
FIRST 7,000 SQ.M. = 70 SPACES (10% OF 7,000 SQ.M.)  
REMAINING AREA 10,555.60 SQ.M. = 105 SPACES (1% OF 10,555.60 SQ.M.)  
TOTAL SPACES REQUIRED = 175 SPACES  
TOTAL SPACES PROVIDED (476 + 20 FUTURE) = 496 SPACES (280% OF 175 SPACES)  
BARRIER-FREE SPACES REQUIRED = 2 SPACES  
BARRIER-FREE SPACES PROVIDED = 6 SPACES

## LOADING SPACE REQUIREMENTS:

SECTION 303. LOADING SPACE CALCULATION FOR INDUSTRIAL M36 - INDUSTRIAL  
3 SPACES UP TO 14,000 SQ.M. AND ONE ADDITIONAL FOR REMAINING 6,000 SQ.M.  
TOTAL SPACES REQUIRED = 4 SPACES  
TOTAL SPACES PROVIDED = 9 SPACES  
SIZE OF LOADING SPACE = 3.7Mx5.4M WITH MINIMUM VERTICAL CLEARANCE OF 4.25M

## DESIGN REQUIREMENTS OF ACCESSIBILITY

PARKING SPACE  
NUMBER OF ACCESSIBLE SPACES, DIMENSIONS, ACCESS, CURB CUTS AND DRILLING SIGN  
EXIST TO MEET MINIMUM PARKING ACT. 2018/19, REGULATIONS 50.2 OF BRAMPTON  
TRAILER BY LAW 92.10 AND ZONING BY LAW 276.2004  
RAMP  
DESIGN AND DIMENSIONS TO MEET MINIMUM REQUIREMENTS IN SECTION 303 FOR  
THE REMAINING OF EXISTING PATH + TRAVEL IN ACCESSIBILITY STANDARDS, VERSION 3  
DATE: 12/10/2019  
DESIGNED BY: F. MANCINI  
CHECKED BY: DAVID NUNDA  
PROJECT: SP04-077-000



## KEY PLAN

### NOTES:

1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO PROCEEDING WITH WORK.
2. FIELD CHECK EXISTING DIMENSIONS.
3. EXISTING UTILITIES SHALL NOT BE DAMAGED.
4. READ CONTRACT DOCUMENTS FOR FULL EXTENT OF WORK.
5. DRAWINGS MUST NOT BE SCALED.

### LEGEND:

- 1. DRIVE-IN ENTRANCE
- 2. DRIVE-OUT ENTRANCE
- 3. EXIT DOOR
- 4. ACCESSIBLE DOOR (COT)
- 5. MAIN DOOR (EAT)
- 6. EXISTING CATCH BASIN
- 7. EXISTING MANHOLE
- 8. EXISTING HYDRANT & VALVE
- 9. EXISTING CONNECTION
- 10. EXISTING BOLLARD
- 11. EXISTING POLE
- 12. EXISTING MANHOLE
- 13. EXISTING POLE
- 14. EXISTING POLE
- 15. EXISTING POLE
- 16. EXISTING POLE
- 17. EXISTING POLE
- 18. EXISTING POLE
- 19. EXISTING POLE
- 20. EXISTING POLE
- 21. EXISTING POLE
- 22. EXISTING POLE
- 23. EXISTING POLE
- 24. EXISTING POLE
- 25. EXISTING POLE

FILE COPY  
15-155-105-000-000  
Address: 1058 Clark Blvd.  
File:

RE-REVISED FOR BUILDING PERMIT (PKT10/JAN/19)  
G. REVISED AS PER OWNER (PKT10/JAN/19)  
F. REVISED AS PER OWNER (PKT10/JAN/19)  
E. ISSUED FOR SITE PLAN APPROVAL (PKT10/JAN/19)  
D. REVISED FOR BUILDING PERMIT (PKT10/JAN/19)  
C. REVISED FOR BUILDING PERMIT (PKT10/JAN/19)  
B. ISSUED FOR BUILDING PERMIT (PKT10/JAN/19)  
A. ISSUED FOR REVIEW (PKT10/JAN/19)  
NO REVISIONS/ISSUE

STAMP  
F. MANCINI  
ENGINEER  
PROFESSIONAL ENGINEER  
ONTOARIO

PROPOSED  
DEMISING WALLS  
AND RAMPS

CONSULTANT  
JAKMAN  
ENGINEERING LTD.  
19 KENNEDY BLVD. UNIT 20, BRAMPTON, ONTARIO L6T 3G6  
PHONE: (905) 792-9860 FAX: (905) 792-9860

CLIENT  
1058 Clark Blvd.  
Brampton, Ontario, L6T 3A4  
Tel: (905) 792-2070 Ext. 304

DRAWING TITLE:  
EXISTING SITE PLAN  
SP04-077-000

PROJECT NO: J08-0008  
DATE: 04-MAY-2019  
DESIGNED BY: F. MANCINI  
CHECKED BY: DAVID NUNDA  
SCALE: AS NOTED  
SHEET: P01

# Zoning Non-compliance Checklist

File No.  
A-2024- 0475

Applicant: Soneil Vaughan Inc.  
Address: 1055 Clark Blvd.  
Zoning: M3A  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING	To provide 198 parking spaces.	Whereas 290 parking spaces are required.	20.3
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT	.		

Rose Bruno  
Reviewed by Zoning

December 17, 2024  
Date