BRAMPTON

Public Meeting Notice
Committee of Adjustment

Application for Minor Variance
Section 45 of the *Planning Act,* R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	**A-2024-0475**
Property Address:	**1055 Clark Boulevard**
Legal Description:	**Plan M977, Part Blks S, U RP 43R 5844, Part 1, RP 43R1361, Part 1, RP 43R1703, Parts 1,2, RP 43R8974, Parts 1-5, Ward 8**
Agent:	**Jonathan Benczkowski**
Owner(s):	**Soneil Vaughan Inc. O/a. Soneil Clark**
Other applications: under the *Planning Act*	**nil**
Meeting Date and Time:	**Tuesday, August 26, 2025, at 9:30 am**
Meeting Location:	**Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West**

Purpose of the Application:

1. To permit 198 parking spaces on site, whereas the by-law requires 317 parking spaces to be provided on-site.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, August 21, 2025.**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, August 21, 2025,** by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

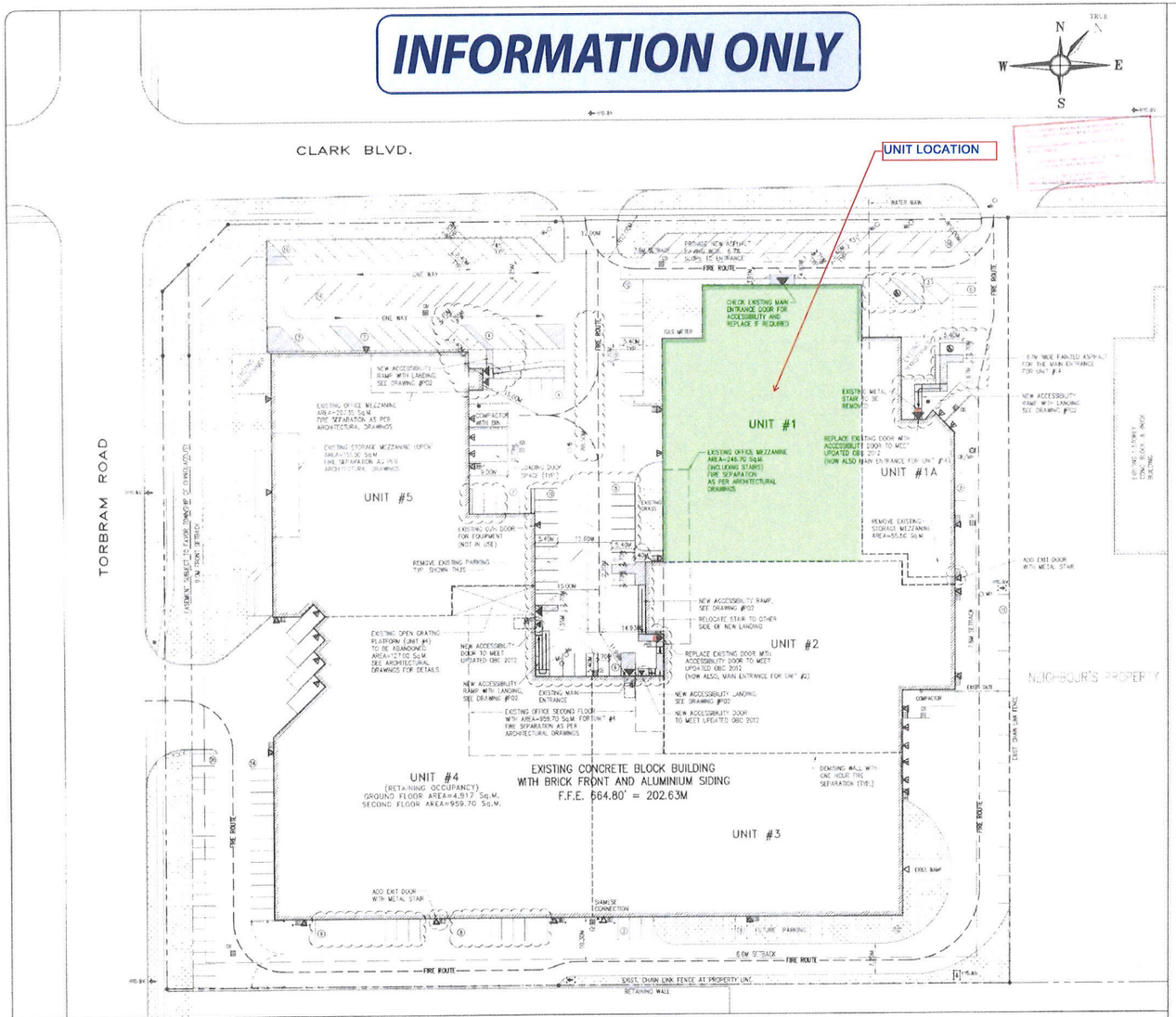
Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 12th day of August 2025

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

INFORMATION ONLY



EXISTING SITE PLAN

SCALE 1 : 400

NOTE: ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE

ONTARIO BUILDING CODE DATA MATRIX

Item	ONTARIO BUILDING CODE DATA MATRIX	OBC REFERENCE
	Part 3 / Part 9 (Check)	
	Sec. / Addition / Alteration / Change of Use	
1	Major Occupancy: Group "F" Division 2	3.1.2.1
2	Building Area (Sq.M.) Existing: 17,555.2 New: ____ Total: 17,555.2	1.7
3	Gross Area (Sq.M.) Existing: 19,120.95 New: ____ Total: 19,120.95	1.7
3	Number of Storeys: Above Grade: 1 (NO) Below Grade: N/A	3.2.1.1 & 3.1.1
4	Height of Building: Maximum 15.0M Above Grade	
5	Number of Streets / Access Routes: 2 (YES)	3.2.2.10 & 3.1.5.1
6	Building Classification: OBC Group "F" Division 2	3.2.2.1
7	Sprinkler System Proposed: ☐ Yes ☐ No; ☐ Partial Sprinkler System; ☐ Sprinkler Only; ☐ Per Sec. 3.2.1.5 of Not Required; ☐ Not Required	3.2.2.17
10	Standpipe Required: ☐ Yes ☐ No	3.2.9
11	Fire Alarm Required: ☐ Yes ☐ No	3.2.4
12	Water Service / Supply Is Adequate: ☐ Yes ☐ No	
13	High Building: ☐ Yes ☐ No	3.2.5
14	Construction: ☐ Combustible ☐ Non Combustible or Less ☐ Non Combustible	3.2.2.7 to 3.2.2.83
15	Mezzanine(s) Area (Sq.M.): 965.35	3.2.1
16	Total Occupancy Load: ____ persons; Based on: ☐ 1 per 4 persons ☐ Design of Building ☐ As per Owner	
17	Barrier-Free Design: ☐ Yes ☐ No (Exemption)	
18	Hazardous Substances: ☐ Yes ☐ No	3.2.5 & 3.2.7
19	Required Fire Resistance Rating (FRR): Horizontal Assemblies (Hours): Floors: 2 Hours; Roof: 1 Hours; Mezzanine: 1 Hours. Supporting Members: Floors: 2 Hours; Roof: 1 Hours; Mezzanine: 1 Hours. Exterior Walls (Supporting Members): Load Bearing: 2 Hours; Non Load Bearing: 1 Hours	Table 3.1.5.6
20	Spatial Separation - Construction of Exterior Walls as per Table 3.2.3.1A	

Wall	Area of Wall (Sq.M.)	L/H	Permitted Max. % of Openings	Proposed % of Openings	FRR Hours	Wall Design or Description	Const. Type	Const. Cladding	Max. Const. Type
North Elevation									
South Elevation									
East Elevation									
West Elevation									

SITE STATISTICS

ZONING	= M3A - INDUSTRIAL
SITE AREA	= 36,404.00 Sq.M.

BUILDING STATISTICS FOR PARKING PURPOSE

	Sq.M.	No.	%
SITE AREA AVAILABLE SITE DEVELOPMENT AREA	34,551.6 34,551.6	3.459 3.459	100.00% 100.00%
EXISTING BUILDING COVERAGE (FOOTPRINT)	17,555.2	1.756	50.73%
EXISTING GROUND FLOOR WAREHOUSE EXISTING GROUND FLOOR OFFICES EXISTING OPEN STORAGE PLATFORMS EXISTING MEZZANINES OFFICES EXISTING SECOND FLOOR OFFICES	16,960.20 590.50 131.70 453.85 959.70	1.696 0.059 0.013 0.045 0.096	88.78% 3.09% 0.69% 2.38% 5.02%
TOTAL EXISTING GROSS FLOOR AREA (GFA)	19,120.95		100.00%

NOTE: EXISTING GROSS FLOOR AREA (GFA) WITHOUT PLATFORMS = 19,089.45 Sq.M. TO MEET OLD DRAWINGS

PARKING SPACE REQUIREMENTS:

SECTION 30.0 PARKING CALCULATION FOR INDUSTRIAL M3A - INDUSTRIAL
MAIN USE OF BUILDING IS WAREHOUSE
GROSS OFFICE AREA = 17,485.00 (2,004.05 Sq.M.) LESS THAN 15% OF GROSS FLOOR AREA

FIRST 7,000 Sq.M	=	78 (ONE SPACE PER 90 Sq.M)
REMAINING AREA 12,120.95 Sq.M	=	81 (ONE SPACE PER 150 Sq.M)
TOTAL SPACES REQUIRED	=	159 SPACES
TOTAL SPACES PROVIDED (139 + 20 FUTURE)	=	159 SPACES (INCLUDING 6 BARRIER-FREE SPACES)
BARRIER-FREE SPACES REQUIRED	=	2 SPACES
BARRIER-FREE SPACES PROVIDED	=	6 SPACES

SIZE OF PARKING STALL = 2.75M x 5.4M NORMAL & 4.05M x 5.4 FOR BARRIER-FREE

LOADING SPACE REQUIREMENTS:

SECTION 30.0, LOADING SPACE CALCULATION FOR INDUSTRIAL M3A - INDUSTRIAL
3 SPACES UP TO 14,000 Sq.M AND ONE ADDITIONAL FOR REMAINING 5,320.1 Sq.M

TOTAL SPACES REQUIRED	=	4 SPACES
TOTAL SPACES PROVIDED	=	9 SPACES

SIZE OF LOADING SPACE = 3.7M x 9.0M WITH MINIMUM VERTICAL CLEARANCE OF 4.25M

GENERAL NOTES:

1. ANY INFORMATION SHOWN ON THIS PLAN REGARDING LOCATION AND SIZE OF EXISTING UTILITIES OR SERVICES IS FURNISHED AS 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 WITHOUT ANY DELAY.
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 PROVINCIAL STANDARDS AND SPECIFICATIONS.
3. ALL UNITS ASSUMED TO BE VACANT EXCEPT UNIT #4, THE 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 UNIT FINISHING AND OCCUPANCY.
4. AREAS SHOWN FOR THE GROUND FLOOR INCLUDING MEZZANINES ETC. ARE APPROXIMATELY.
5. FOR FIRE SEPARATIONS OF MEZZANINES, FLOORS AND STAIRS ETC. SEE ARCHITECTURAL DRAWINGS.
6. READ THIS DRAWING IN CONJUNCTION WITH DRAWING P02, FOUNDATION + ARCHITECTURAL AND OTHER RELEVANT DRAWINGS.

REVISED PER PREVIOUS & GRANT AS INDICATED VERBALLY

NOTE
SEPARATE BUILDING PERMITS ARE REQUIRED FOR INTERIOR UNIT FINISHING AND OCCUPANCY
ALSO SEPARATE PERMIT REQUIRED FOR ALTERATIONS TO MEZZANINE, STAIRS

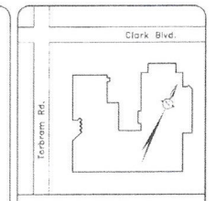
SEP 17 2018
DAVID NUSSA

DESIGN REQUIREMENTS OF ACCESSIBILITY

PARKING SPACE
NUMBER OF ACCESSIBLE SPACES, DIMENSIONS, ACCESS AISLE SIZES AND SIGNAGE SHALL BE TO MEET HIGHWAY TRAFFIC ACT, ONTARIO REGULATION 581, CITY OF BRAMPTON ZONING BY-LAW 92-93 AND ZONING BY-LAW 270-2004.

RAMP
DESIGN AND DIMENSIONS TO MEET REQUIREMENTS DESCRIBED IN SECTION 9.8.3 FOR THE RAMPS ON EXTERIOR PATH OF TRAVEL BY ACCESSIBILITY STANDARDS, VERSION 2 DATED NOVEMBER, 2015 OF THE CITY OF BRAMPTON.

HANDRAILS & GUARDRAILS
DESIGN AND DIMENSIONS TO MEET REQUIREMENTS OF UPDATED OBC 2012. PROVIDE 38 mm DIAMETER POSTS WITH VERTICAL AND HORIZONTAL ROD RAILS WITH 89 mm PICKET BARS @ 8.5 CC.



KEY PLAN

NOTES
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITION 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:
- DRIVE-IN ENTRANCE
- TRUCK DOOR
- EXIT DOOR
- ACCESSIBLE DOOR (TYP.)
- MAIN DOOR (EXIT)
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- HYDRANT
- FIRE HYDRANT & VALVE
- SIAMESE CONNECTION
- PIPE BOLLARD
- UTILITY POLE
- DEMISING WALL WITH ONE HOUR FIRE SEPARATION
- DEMOLITION/REMOVAL

FILE COPY
Permit No. 18-1805-P01-D
Address 1055 Clark Blvd.
File: ____

H	RE-ISSUED FOR BUILDING PERMIT	PKT	08.AUG/19
G	REVISED AS PER OWNER	PKT	30.JUN/19
F	REVISED AS PER OWNER	PKT	29.MAY/19
E	ISSUED FOR SITE PLAN APPROVAL	PKT	03.SEP/18
D	REVISED FOR BUILDING PERMIT	PKT	10.AUG/18
C	REVISED FOR BUILDING PERMIT	PKT	19.JUL/18
B	ISSUED FOR BUILDING PERMIT	PKT	06.JUN/18
A	ISSUED FOR REVIEW	PKT	25.JUN/18
NO	REVISIONS/ISSUE	BY	DATE

STAMP: ONTARIO PROFESSIONAL ENGINEER F. MANCINI LICENCE OF ONTARIO

STAMP:

PROJECT
PROPOSED DEMISING WALLS AND RAMPS

CONSULTANT
JAKMAN ENGINEERING LTD.
19 KENROW BLVD., UNIT 26, BRAMPTON, ONTARIO L6T 5G6
PHONE: (905) 792-9660 FAX: (905) 792-9662

CLIENT
Cosmos Furniture
1055 Clark Blvd
Brampton, Ontario L6T 3W4
Tel. (905) 790-2676 Ext. 304

DRAWING TITLE:
EXISTING SITE PLAN
SP04-077-000

PROJECT NO. 18-3033	SCALE: AS NOTED
DATE: 04-MAY-2018	SHEET: P01
DESIGNED BY: F.MANCINI	
DRAWN BY: P.TRIVEDI	