

B-2026-0005



BOUSFIELDS INC.

Project No. 2157

February 13, 2026

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Chair and Committee Members,

Re: *Planning Rationale Letter*
Consent Application (Establishing Easements)
5200 Countryside Drive

We are the planning consultants to Countryside BramEast Holdings LP, the owner of the property municipally known as 5200 Countryside Drive (the "subject site"). The subject site is located on the north side of Countryside Drive, east of Clarkway Drive. On behalf of our client, we are pleased to submit this letter to the Committee of Adjustment in support of the enclosed consent application to establish two easements on the subject site to facilitate vehicular access and to allow for storm water drainage connection in favour of the properties to the immediate west and north at 5130 Countryside Drive and 11411 Clarkway Drive, respectively.

Background

On October 18, 2023, City Council passed site-specific By-law 174-2023 to amend Zoning By-law 270-2004, as amended, to permit the development of two industrial buildings, which includes warehouses uses and outdoor storage of oversized vehicles, along with site-specific provisions on the subject site.

An application for Site Plan Review was originally submitted in June 2023, with subsequent resubmissions being filed in October 2023, May 2024, December 2024, March 2025, June 2025, September 2025 and November 2025. The Site Plan Review application includes one industrial/warehouse building that has a gross floor area (GFA) of approximately 78,333.7 square metres. A draft Site Plan Agreement was provided to the Owner on February 9, 2026, for review.

A Minor Variance application was approved by the Committee of Adjustment on August 26, 2025 (File No. A-2025-0062), to permit a maximum of 140 truck and trailer parking spaces on the subject site.

The holding (H) provision on the subject site was lifted on November 19, 2025, as set out in By-law H 7-2025.



Site and Surrounding Area

Subject Site

The subject site is approximately 16.3 hectares in size and is located on the north side of Countryside Drive, east of Clarkway Drive, with a frontage of approximately 353 metres along Countryside Drive and a depth of approximately 472 metres. The subject site is generally flat and is currently vacant and occupied by agricultural fields with some trees located generally along the north and east perimeter and a natural feature to the west that encroaches slightly into the northwest corner of the site.

Immediate Surroundings

The subject site is located within the undeveloped greenfield area of northeast Brampton known as Block 47-3. The area context includes the Clarkway Tributary of the West Humber River to the west and north, with vacant agricultural lands planned for employment development further north up to the border with the Town of Caledon.

To the immediate north of the subject site, is a property that is currently occupied by a low-rise industrial building and truck and trailer parking areas, as well as vacant greenspace (11411 Clarkway Drive). Further north are vacant agricultural parcels and some east-west oriented headwater drainage features associated with the Clarkway Tributary of the West Humber River. Further north is the planned Highway 413 (GTA West Corridor) which would be over a kilometre to the north of the site, at the interface of Brampton with Caledon. There is also a portion of the new Block 47-2 community that will be located to the north at the southeast corner of Mayfield Road and Clarkway Drive.

To the immediate east of the subject site, are agricultural lands, as well as two detached homes fronting onto Countryside Drive, with a planned arterial road to be located approximately 150 metres to the east. The new arterial will run north to Mayfield Road.

To the immediate south of the subject site, is Countryside Drive, which has a current right of way of approximately 20 metres and a planned right of way of 36 metres. South of Countryside Drive are vacant agricultural fields but are planned as a primarily townhouse and low-rise residential community within the Block 47-2 area. Southeast of the site is an approved industrial development (the "Orlando Business Park").

To the immediate west of the subject site, is a vacant agricultural property with a creek and wooded area with Clarkway Drive approximately 200 metres to the west (5130 Countryside Drive). West of Clarkway Drive is the approved Block 47-2 area, which will be a low-rise residential community that is planned to be developed to 2031.

Policy and Regulatory Context

Region of Peel Official Plan

The Region of Peel Official Plan was adopted by Council on April 28, 2022 and was approved with 44 modifications by the Minister of Municipal Affairs and Housing on November 4, 2022. Due to Bill 185, the Region of Peel Official Plan is now considered part of the City of Brampton Official Plan, as Peel Region no longer has planning authority.

However, the Region of Peel Official Plan designates the subject site as part of the Urban System on Schedule E-1. Within the designated Urban System, the Regional Official Plan allows for local Official Plans to establish specific land use designations and detailed policies.

Furthermore, the subject site is identified as an Employment Area on Schedule E-4. The Region of Peel Official Plan provides that Employment Areas permit a broad range of uses including manufacturing, warehousing, office and associated retail and ancillary facilities.

City of Brampton Official Plan (2024)

On November 1, 2023, Brampton City Council enacted By-law 195-2023, which had the effect of repealing the Brampton Official Plan and adopting a new Official Plan for the City of Brampton, otherwise referred to as the “Brampton Plan”. On May 16, 2024, the Region of Peel formally issued a notice of approval, with modifications, for the Brampton Plan, which subsequently took effect on June 6, 2024, subject to sections that are still under appeal to the Ontario Land Tribunal.

The subject site is identified as “Employment Areas” on Schedule 1A - City Structure of the City of Brampton Official Plan. Schedule 2 - Designations of the Official Plan designates the majority of the subject site as Employment, with a small portion along the northwest limit of the subject site as Natural Heritage System. Furthermore, Schedule 5 – Provincial Plans & Policy Areas identifies the site as a Provincially Significant Employment Zone (Pearson Airport Hub (Highway 50 Corridor) – Zone 15).

The permitted uses within the Employment designation include heavy and light industrial uses such as manufacturing, warehousing, processing, truck parking, storage and office, among others. Permitted uses and activities within the Natural Heritage System include natural heritage restoration or enhancement efforts, passive recreational uses and flood and erosion control, among others.

Pursuant to Policy 5.12.20 of the Brampton Plan, consent applications must not adversely affect the ultimate development pattern of the entire holding. In this regard, the proposed easements comply with Policy 5.12.20 and will not adversely affect development plans

within the area and will help to facilitate future development on the properties located at 5130 Countryside Drive and 11411 Clarkway Drive, immediately surrounding the site.

Furthermore, Policy 5.12.24 provides that consents must comply with relevant policies of provincial plans, the Region of Peel Official Plan and the Brampton Plan. In this regard, the proposed easements are consistent with provincial policies and conform with the Region of Peel Official Plan, the Brampton Plan and the Highway 427 Industrial Secondary Plan.

Highway 427 Industrial Secondary Plan (SPA 47)

The subject site is designated Prestige Industrial within the Highway 427 Industrial Secondary Plan (SPA 47). Policy 5.2.7 provides that lands designated Prestige Industrial on Schedule SP47(a) shall permit the range of uses including warehousing facilities, provided that such uses operate within wholly enclosed buildings and have no outdoor storage of goods and materials (subject to the location and screening criteria contained within the implementing zoning by-law).

Zoning

The site is subject to Zoning By-law 270-2004, as amended by By-law 174-2023, as amended by By-law H 7-2025, which zones the site M4-3727 and F. The M4 (Industrial Four) zone permits a wide range of industrial uses including manufacturing, warehousing, parking and accessory uses, among others. The F (Floodplain) zone permits flood and erosion control, any conservation area or purposes, a public park and a golf course.

Exception 3727 was introduced by By-law 174-2023, and allows for the development of a warehouse and outside storage of oversized motor vehicles not actively engaged in loading and unloading of goods and materials, and sets out the following key development standards:

- Maximum number of truck and trailer parking spaces: 100 spaces;
- Outside storage of motor vehicles shall only be permitted as an accessory use, and shall not be located in the required front yard; and
- Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such elements.

As mentioned above, a Minor Variance application was approved on August 26, 2025 (File No. A-2025-0062), to permit a maximum of 140 truck and trailer parking spaces on the subject site.

In this regard, the proposed easements would not preclude the redevelopment of the subject site in accordance with site-specific By-law 174-2023, as amended by By-law H 7-2025.

Proposed Easements to be Established

Proposed Private Access Easement

The proposed private access easement is located at the southwest portion of the subject site and runs in a northwest-southeast direction. The proposed easement is approximately 8.6 to 16.4 metres in width and extends from the west (side) lot line to Countryside Drive. The location of the proposed private access easement is illustrated on the Boundary and Topographic Survey prepared by KRCMAR Surveyors Ltd., as well as on the Simplified Proposed Easement Plan prepared by Baldassarra Architects Inc., enclosed as part of the application package.

The proposed easement would provide vehicular access to Countryside Drive in favour of the adjacent property at 5130 Countryside Drive. To create the easement, a transfer agreement will be entered into between Countryside BramEast Holdings LP and the Owner of the property at 5130 Countryside Drive. Given the easement will be provided beyond 21 years, a consent is required to establish the proposed easement under Section 53 of the *Planning Act*.

Proposed Private Storm Water Drainage Easement

The proposed private storm water drainage easement is located along the westerly edge of the subject site and traverses the site in a north-south direction. The proposed easement is approximately 6.0 to 17.5 metres in width and extends from the north (rear) lot line, south to Countryside Drive. The location of the proposed private storm water drainage easement is illustrated on the Boundary and Topographic Survey prepared by KRCMAR Surveyors Ltd., as well as on the Simplified Proposed Easement Plan prepared by Baldassarra Architects Inc., enclosed as part of the application package.

The proposed easement would allow for storm water drainage connection to the infrastructure on Countryside Drive in favour of the adjacent property at 11411 Clarkway Drive. To create the easement, a transfer agreement will be entered into between Countryside BramEast Holdings LP and the Owner of the property at 11411 Clarkway Drive. Given the easement will be provided beyond 21 years, a consent is required to establish the proposed easement under Section 53 of the *Planning Act*.

We understand that as a condition to the Consent application, the proposed easements will need to be registered.

Analysis

It is our opinion that the requested consent is appropriate and will result in the orderly development of the subject site, as contemplated in Council's approval of the rezoning application and subsequently, the enactment of site-specific By-law 174-2023, as amended by By-law H 7-2025.

There is a planned intersection at Countryside Drive and the proposed driveway on the subject site. In this regard, the implementation of the private access easement provides the property at 5130 Countryside Drive with future access to both Countryside Drive and the future collector roadway, which would otherwise not be provided by the existing condition.

Furthermore, the implementation of the private storm water drainage easement will allow the property at 11411 Clarkway Drive to connect future development to infrastructure along Countryside Drive, which is not currently provided by the existing condition.

It is our opinion that the proposed easements are consistent with provincial policies and conform to the Region of Peel Official Plan, Brampton Plan and Highway 427 Industrial Secondary Plan and provide for the coordinated and orderly development of the subject site.

Summary and Enclosures

Based on the foregoing, it is our opinion that the proposed consent application to establish the private access easement and storm water drainage easement is appropriate and will result in the orderly development of the subject site. In particular, the establishment of the easements will facilitate the redevelopment of the subject site in the form set out in the Council-approved site-specific By-law 174-2023, as amended, and any future development on the adjacent properties at 5130 Countryside Drive and 11411 Clarkway Drive. On the foregoing basis, it is our opinion that the requested consent should be approved.

In support of this application, please find enclosed the following:

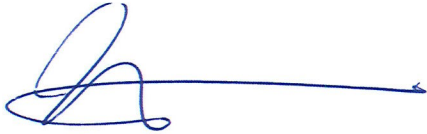
1. Completed and signed Consent Application Form (including Authorization and Permission to Enter);
2. Boundary and Topographic Survey, prepared by KRCMAR Surveyors Ltd., dated May 18, 2021;
3. Draft Reference Plan, prepared by KRCMAR Surveyors Ltd., dated March 31, 2025;
4. Parts Listing Table, prepared by KRCMAR Surveyors Ltd., dated November 3, 2025; and

5. Simplified Proposed Easement Plan, prepared by Baldassarra Architects Inc., dated February 9, 2026.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

Yours very truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP
Partner



Jessica Yi
Senior Planner

cc: Aaron Clodd, Countryside BramEast Holdings LP

Flower City



brampton.ca

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

APPLICATION NUMBER: "B"-2026-0005

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 Countryside BramEast Holdings LP
(print given and family names in full)

Address [REDACTED]

Phone # [REDACTED] Fax # [REDACTED]

Email [REDACTED]

(b) Name of Authorized Agent Bousfields Inc. (c/o Jessica Yi)

Address [REDACTED]

Phone # [REDACTED] Fax # [REDACTED]

Email [REDACTED]

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: Establishment of two easements for private access and private stormwater.

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.

Easements to be established in favour of properties to the immediate west at PIN 14213-0015 (LT) PT LT 16 CON 11 ND TORONTO GORE PT 1, 43R10570 and PIN 14213-0008 PT LT 16 CON 11 ND TORONTO GORE AS IN RD423382.

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

a) Name of Street Countryside Drive Number 5200

b) Concession No. 11 Lot(s) Part of Lot 16

c) Registered Plan No. _____ Lot(s) _____

d) Reference Plan No. 43R-41889 Lot(s) _____

e) Assessment Roll No. 10-12-0-003-09900-0000 Geographic or Former Township Toronto Gore, City of Brampton

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

Yes No

Specify: _____

6. Description of severed 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 severed:
(existing) _____
(proposed) _____

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input 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 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?

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input 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 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 352.7 Depth 472.3 Area 163,308.6 square metres

b) Existing Use Vacant Proposed Use Industrial

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) 0
(proposed) 1

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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):	_____	

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	_____	M4-3727 and F
Official Plans		
City of Brampton	_____	Employment and Natural Heritage System
Region of Peel	_____	Urban System

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 # _____ 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 _____ 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	OZS -2022-0029	Approved
Minister's Zoning Order	_____	_____
Minor Variance	A-2025-0062	Approved
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 12th day of February, 2026.

Check box if applicable:




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

I have the authority to bind the Corporation

DECLARATION

I, Bousfields Inc. (c/o Jessica Yi) of the City of Toronto
in the County/District/Regional Municipality of Toronto 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 Province of Ontario
in the City of Toronto
this 12th day of February, 2026.



Signature of applicant/solicitor/authorized agent, etc.



Signature of a Commissioner, etc.

**Shefali Sharma, a
Commissioner, etc., Province
of Ontario, for Bousfields Inc.
January 18, 2027.**

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	_____ Date

DATE RECEIVED March 3, 2026
Date Application Deemed Complete by the Municipality March 3, 2026

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Countryside BramEast Holdings LP, by its general partner, Countryside BramEast Holdings GP 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. Bousfields Inc. (c/o Jessica Yi) ;
(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. Bousfields Inc. (c/o Jessica Yi) ;
(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. Bousfields Inc. (c/o Jessica Yi) ;
(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 10 day of February, 20 26.



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

Brad Keast

(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.

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 5200 Countryside Drive

I/We, Countryside BramEast Holdings LP, by its general partner, Countryside BramEast Holdings GP 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 10 day of February, 2026.



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

Brad Keast

(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

BramEast Land - PARTS TABLE

PART OF LOT 16, CONCESSION 11

NORTHERN DIVISION

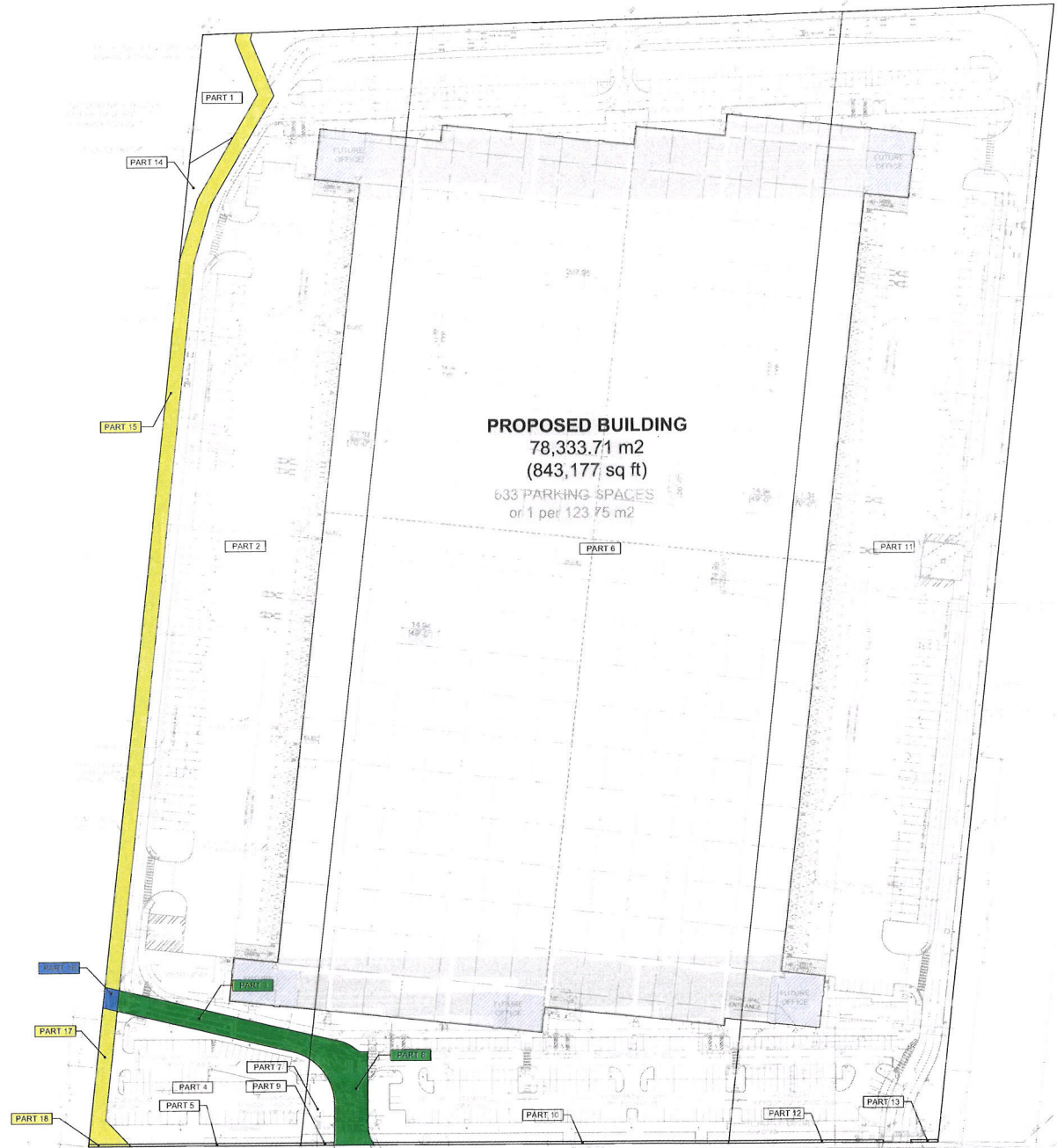
CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

PARTS OF PIN 14213-0011(LT), PIN 14213-0012(LT), PIN 14213-0014(LT)

November 3, 2025

PART	AREA (m²) AT GRADE	USAGE	CONVEYED OR RETAINED
1	941.2	Natural Heritage	Convey to City of Brampton
2	32116.8	Remainder	Retained
3	704.6	Access Easement	Retained in favour of 5130 Countryside Drive
4	3742.1	Remainder	Retained
5	21.3	0.3m Reserve	Convey to City of Brampton
6	80716.5	Remainder	Retained
7	371.6	Remainder	Retained
8	698.9	Access Easement	Retained in favour of 5130 Countryside Drive
9	4.1	0.3m Reserve	Convey to City of Brampton
10	44.3	0.3m Reserve	Convey to City of Brampton
11	40781.5	Remainder	Retained
12	19.3	0.3m Reserve	Convey to City of Brampton
13	3.3	0.3m Reserve	Convey to City of Brampton
14	248.4	Remainder	Retained
15	2439.5	Storm Water Easement	Retained in favour of 11411 Clarkway Drive
16	51.4	Storm Water Easement	Retained in favour of 11411 Clarkway Drive
		Access Easement	Retained in favour of 5130 Countryside Drive
17	398.6	Storm Water Easement	Retained in favour of 11411 Clarkway Drive
18	5.2	Storm Water Easement	Retained in favour of 11411 Clarkway Drive



PROPOSED BUILDING
 78,333.71 m²
 (843,177 sq ft)
 633 PARKING SPACES
 or 1 per 123.75 m²

PROPOSED ARTERIAL A2 ROAD

KEY PLAN

LEGAL DESCRIPTION
 INFORMATION TAKEN FROM
 PLAN OF SURVEY OF:
 PART OF LOT 16, CONCESSION 11, NORTHERN DIVISION
 (GEOGRAPHIC TOWNSHIP OF TORONTO GOOSE)
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 RODY PENTEK & EDWARD SURVEYING LTD.

SITE STATISTICS

ZONING	M (O) - 3727 and F (Industrial Four (Holding) - Section 3727 & Flood Plain)	
TOTAL SITE AREA	163,206.78 m ²	or 40.35 acres
FRONT YARD SETBACK	N/A	45.14 m
SIDE YARD (EAST) SETBACK	N/A	51.41 m
SIDE YARD (WEST) SETBACK	N/A	52.21 m
REAR YARD SETBACK	N/A	43.58 m
PLANTING STRIP - COUNTRYSIDE	N/A	9.00 m
PLANTING STRIP - REAR YARD	N/A	3.00 m
BUILDING AREA	78,069.25 m ²	or 840,546 sq ft
DEDUCTIBLE AREA	244.46 m ²	or 2,631 sq ft
BUILDING GFA	78,333.71 m ²	or 843,177 sq ft
SITE COVERAGE	47.97%	
LANDSCAPED AREA	13,280.38 m ²	or 8.13%
PAVED / CONCRETE APRON AREA	71,692.69 m ²	or 43.90%
PARKING	REQUIRED	PROVIDED
PROPOSED BUILDING > 20,000 m ² = 140 spaces > 20,000 m ² = 1 space / 170 m ² (MINIMUM 1 m ² = 110 sq ft = 1200 sq ft)	511 spaces	
TOTAL PARKING	511 spaces	633 spaces
ELECTRIC VEHICLE PARKING		13 spaces
ACCESSIBLE SPACES		15 spaces
LOADING SPACES		127 spaces
TRAILER PARKING		140 spaces

No.	ISSUED	DATE
1	ISSUED FOR CONSENT APPLICATION	FEB. 09, 2024

No.	REVISION	DATE
-----	----------	------



OWNERS INFORMATION:
COUNTRYSIDE BRAMEAST HOLDINGS LP.

BRAMPTON EAST

5200 Countryside Drive
 BRAMPTON, ON

**CONSENT APPLICATION
 SITE PLAN**
 SPA-2023-0079

DATE	DRAWN BY	CHECKED	SCALE
MAR. 2024	MM/MP	JP	1:750

PROJECT No. 22-45 DRAWING No. **A-1.1**

