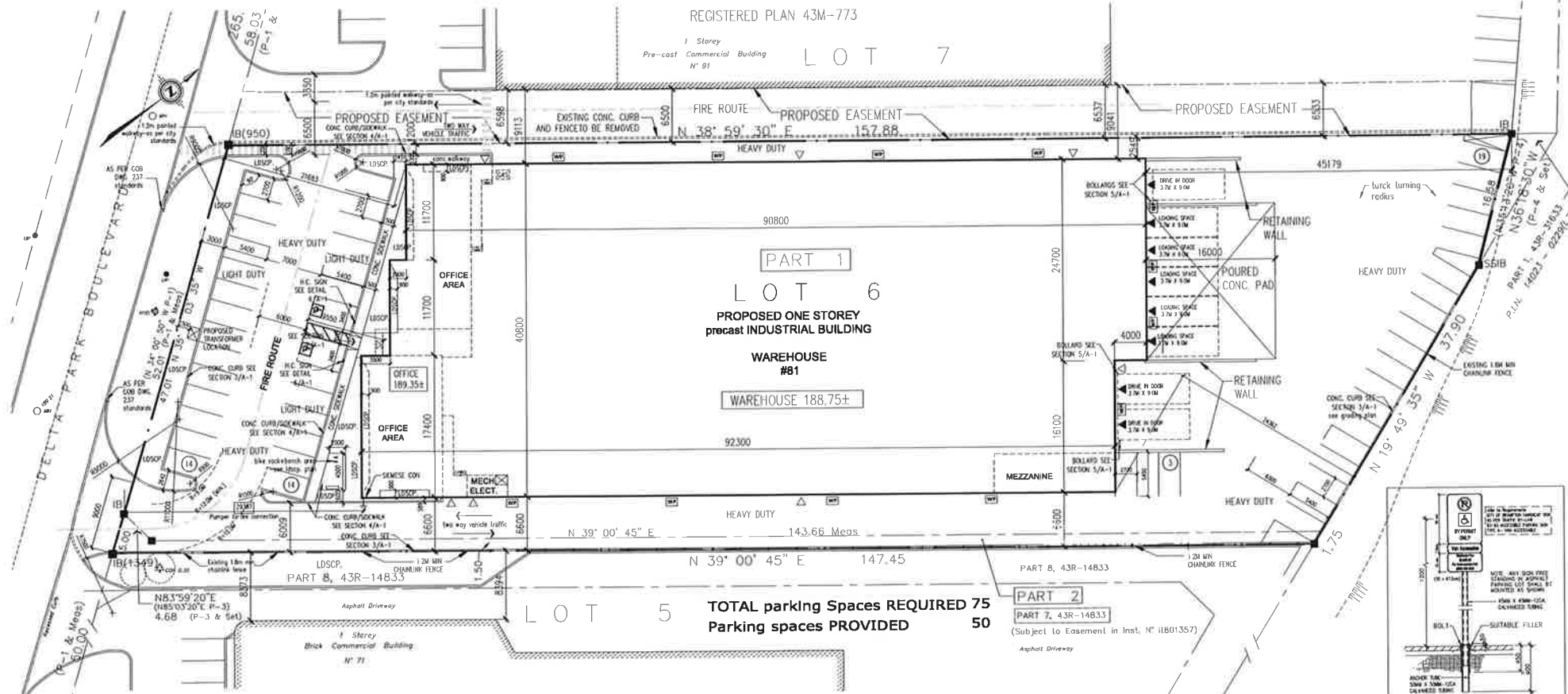


1 Storey
Pre-cast Commercial Building
N° 91

LOT 7



1 SITE PLAN
SCALE= 1:250

GENERAL NOTE:
This drawing, as an instrument of service, is provided by and is the property of the DESIGNER. The contractor must verify and accept responsibility for all dimensions and conditions on site. And must notify the DESIGNER of any variations from the supplied information. The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Contractors must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

KEY PLAN (N.T.S.)

No.	ISSUED FOR	DATE
1	FOR PLANNING OF ADJ. EASEMENT	23/02/13
2	SITE PLAN APPROVAL	11/01/22
3	SITE PLAN APPROVAL	22/10/22
7	AS PER ZONING COMMENTS	24/01/23
6	AS PER S.F.A. COMMENTS	17/03/22
5	AS PER CLIENTS GRADING COMMENTS	15/02/21
4	AS PER CLIENTS GRADING COMMENTS	03/09/21
3	AS PER CLIENTS REQUEST ENLARGED	23/07/19
2	AS PER CLIENTS REQUEST DOCKS FR.	24/07/19
1	AS PER CLIENTS REQUEST	06/03/19
No.	REVISIONS	DATE

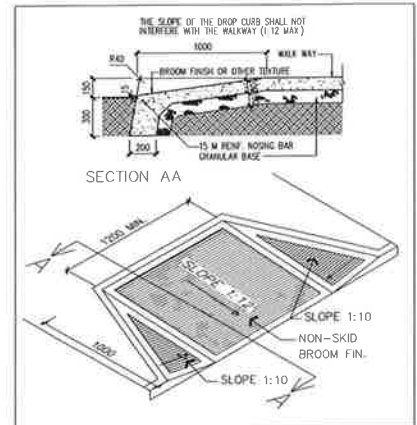
SITE PLAN NOTES DETAILS

PROJECT:
PROPOSED INDUSTRIAL BLDG. WAREHOUSE
81 DELTA PARK BLVD. BRAMPTON, ONT.
PRE-2019-0015- SPA 2022-0016

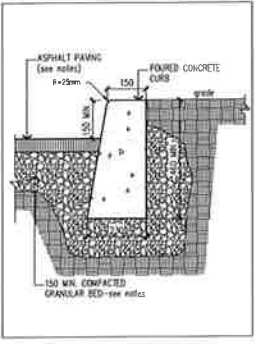
ARCA Planning & Design
202-A Oakdale Road, Suite 2
North York, Ontario, M2N 2S5
(416) 748-2940

SCALE: AS NOTED
DRAWN BY: F.B.
CHECKED BY: F.B.
FILE NO:
DATE: NOV. 2018

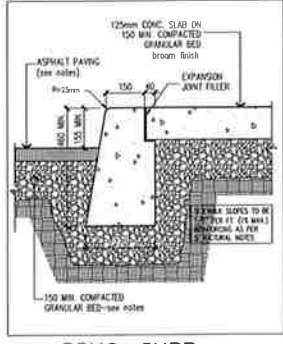
DRAWING NO.
A-1



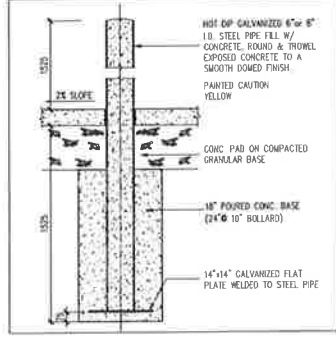
2 DROP CURB DETAIL
SCALE= 1:20



3 CONCRETE CURB
SCALE= 1:10



4 CONC. CURB W/ SIDEWALK
SCALE= 1:10



5 METAL BOLLARD
SCALE= 1:20

- SITE PLAN NOTES**
- BUILDING SHALL BE PROVIDED WITH BARRIER-FREE ACCESS TO THE REQUIREMENTS OF O.B.C. 3.8.2.
 - BUILDINGS SHALL BE FULLY SPRINKLERED.
 - HYDRANTS SHALL BE LOCATED WITHIN 95 METERS OF ANY PORTION OF A BUILDING PERIMETER WHICH IS REQUIRED TO FACE A STREET IN CONFORMANCE WITH O.B.C. 3.2.2.
 - THE FIRE DEPARTMENT SEAMLESS CONNECTIONS FOR SPRINKLER AND STANDPIPE AND WASTE SYSTEMS SHALL BE LOCATED SO THAT THE DISTANCE FROM THE CONNECTION TO THE INFLUENT DOES NOT EXCEED 45 METERS AND IS UNOBSTRUCTED.
 - FIRE ROUTES SHALL COMPLY TO CITY OR TOWN REQUIREMENTS. SPRINKLER DRAWINGS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.
 - BUILDING SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ONTARIO UNDER THE FIRE MARKS-ALL ACT ON SITE WASTE COLLECTION WILL BE PROVIDED THROUGH A PRIVATE WASTE HAULER-GARAGE AREAS TO LOCATED INSIDE OF THE BUILDING.
 - AUTOMATIC BATTERY-OPERATED EMERGENCY LIGHTING SHALL BE PROVIDED.
 - ALL SECONDARY MEANS OF EGRESS SHALL BE EQUIPPED WITH APPROVED EXIT LIGHTS AND SELF-CLOSERS.
 - PORTABLE FIRE EXTINGUISHERS SHALL COMPLY WITH ONTARIO REG. 403/07, SEC. 3 & 17.
 - SIGNS SHALL CONFORM TO O.B.C. REG. 332/12 AND CITY OF BRAMPTON SIGN BY-LAW 359-2003.

SYMBOL LEGEND

▲	MAN DOOR LOCATIONS	⊙	UTILITY POST
△	LOADING DOOR LOCATIONS	⊙	LIGHT STANDARD
▲	DRIVE-IN OVERHEAD DOOR	⊙	6.0 m above finished grade (refer to elev. drawings)
▲	HYDRANT & VALVE	⊙	(refer to elev. drawings)
□	CATCH BASIN	⊙	WALL PACK LIGHTING
□	DOUBLE CATCH BASIN	⊙	6.0 m above finished grade (refer to elev. drawings)
⊙	STORM SEWER MANHOLE	⊙	
⊙	SANITARY SEWER MANHOLE	⊙	
⊙	TOP OF CURB	⊙	
⊙	TOP OF WALL	⊙	
⊙	DIRECTION OF TRAFFIC FLOW	⊙	
⊙	EXISTING ELEVATION	⊙	
⊙	PROPOSED ELEVATION	⊙	
⊙	DIRECTION OF DRAINAGE FLOW	⊙	
⊙	SEAMLESS CONNECTION	⊙	

- SITE NOTES**
- THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARIES FROM BACK EDGE OF CURB TO PROPERTY LINE AND ALL HEAVY DUTY WILL BE PAVED AS FOLLOWS:
40mm OF H3 ASPHALT- 92% HRD-MTO LS-264
80mm OF H3 ASPHALT
150mm OF 19mm CRUSHED LimestONE (OPS 310)
450mm OF 50mm CRUSHER RUN LimestONE
100% SPHDD- COMPACTION REQUIREMENTS-ASTM-D698
 - THE PORTIONS OF THE LOADING DOCK AREA
230mm 32 MPA HOUSER CONCRETE 0-4% MAX WATER/CEMENT RATIO - 4-7% AIR ENTRAINMENT
100R BARS AT 400mm D.C.
300mm OF 18mm CRUSHED LimestONE (OPS 310)

SITE STATISTICS

SITE AREA:	7724.00 SQ. M
BUILDING AREA:	
GROUND FLOOR AREA	3378.00 SQ. M
WAREHOUSE	344.05 SQ. M
OFFICE	3733.95 SQ. M
TOTAL	
SECOND FLOOR AREA	
FRONT OFFICE/STORAGE MEZZANINE	328.88 SQ. M
WAREHOUSE MEZZANINE (REAR)	85.50 SQ. M
TOTAL	394.66 SQ. M
TOTAL GFA	4116.93 SQ. M
PROPOSED BUILDING HEIGHT TO U/S OF DECK:	9.2 M
PARKING REQUIREMENTS:	
1 PER 35 sq.m. (OFFICE/WAREHOUSE)-(PA-83)	75
TOTAL CARS REQUIRED	10
CARS PROVIDED	10
1 LOADING SPACE REQUIRED	5
1 DELIVERY SPACE REQUIRED	5

SITE COVERAGE: (48.17%) 3722.05 SQ. M
LANDSCAPED AREA: (4.9%) 381.62 SQ. M
PAVED AREA: (46.08%) 3621.21 SQ. M
ZONING: M3 INDUSTRIAL -15-15
BUILDING CLASSIFICATION, 3.2.2.70B
INDUSTRIAL- GROUP F2
FACING 2 STREETS
SPRINKLER AS PER N.F.P.A. 13

SURVEY INFORMATION:
LEGAL SURVEY INFORMATION TAKEN FROM PLAN OF SUBDIVISION PART OF THE PART OF LOT 6, PLAN 43M-773
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE
DATED MAY 28, 1998 BY CUNNINGHAM MC CONNELL LIMITED
ONTARIO LAND SURVEYORS

BENCHMARK INFORMATION:
GEOIDETIC BENCHMARK CITY OF BRAMPTON P.H. 3-148
HAVING A GEOIDETIC ELEVATION OF METRES OF 184.669m

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **February 14, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, February 9, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, February 9, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, February 9, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance.

Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



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 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
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) SEVERINO CAPUTO-NEVETS AIRPORT HOLDING INC.
Address 91 DELTA PARK BLVD. BRAMPTON, ONTARIO

Phone # 416-989-6748 Fax # _____
Email FRANK@CASTLERIDGEHOMES.CA

2. Name of Agent FRANK BELLINI
Address 2-202A OAKDALE ROAD
TORONTO, ONTARIO, M3N 2S5

Phone # 416-745-2940 Fax # 416-745-0244
Email ARCADESIGN@ROGERS.COM

3. Nature and extent of relief applied for (variances requested):
75 PARKING SPACES ARE REQUIRED AND ONLY 50 PARKING SPACES ARE PROVIDED

4. Why is it not possible to comply with the provisions of the by-law?
NOT REQUIRED DUE TO PROPOSED USE AND OCCUPANCY AND CONNECTION TO NORTH BUILDING

5. Legal Description of the subject land:
Lot Number LOT 6
Plan Number/Concession Number 43M-773
Municipal Address 81 DELTA PARK BLVD.

6. Dimension of subject land (in metric units)
Frontage 52.01
Depth 157.88M
Area 7724 SQ.M.

7. Access to the subject land is by:
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way 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: List all structures (dwelling, shed, gazebo, etc.)

VACANT LAND

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED INDUSTRIAL BUILDING 4127.06 SQ.M.

- 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 N/A
 Rear yard setback N/A
 Side yard setback N/A
 Side yard setback N/A

PROPOSED

Front yard setback 21.683M
 Rear yard setback 24.362M
 Side yard setback 6.6 M
 Side yard setback 2.505

10. Date of Acquisition of subject land: 2014

11. Existing uses of subject property: OUTDOOR STORAGE

12. Proposed uses of subject property: INDUSTRIAL WAREHOUSE AND STORAGE-OFFICE

13. Existing uses of abutting properties: INDUSTRIAL WAREHOUSE AND STORAGE-OFFICE

14. Date of construction of all buildings & structures on subject land: N/A

15. Length of time the existing uses of the subject property have been continued: SINCE OCCUPIED

16. (a) What water supply is existing/proposed?
 Municipal Other (specify) _____
 Well
- (b) What sewage disposal is/will be provided?
 Municipal Other (specify) _____
 Septic
- (c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

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 # A2022-0180 Decision JUNE 21/2022 Relief SIDEYARD SETBACK/LANDSCAPING
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

Bellini
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF TORONTO
THIS 14 DAY OF DECEMBER, 2022.

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, FRANK BELLINI, OF THE CITY OF TORONTO

IN THE REGION OF YORK 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.

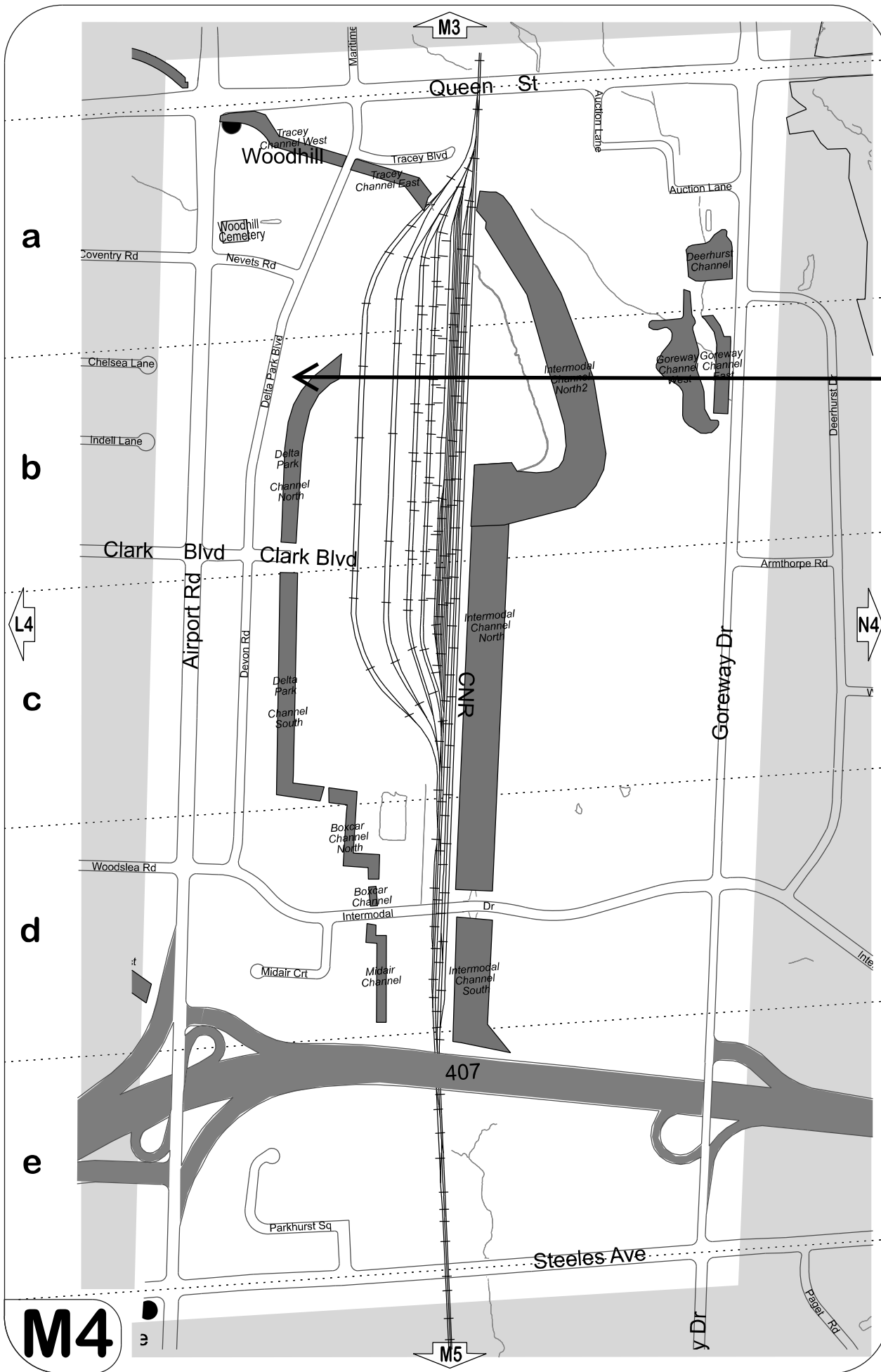
DECLARED BEFORE ME AT THE
CITY OF BRAMPTON
IN THE REGION OF _____
PEEL THIS 14th DAY OF
JANUARY
DECEMBER, 2023.

Bellini
Signature of Applicant or Authorized Agent
Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024. J.C.M.

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY
Present Official Plan Designation: _____
Present Zoning By-law Classification: M3 - SECTION 1558
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.
J. Chau Zoning Officer
Date January 9, 2023

DATE RECEIVED January 9, 2022



A-2023-0001