

DI POCE

Management Limited

September 26, 2023

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

Attn: Clara Vani
Secretary-Treasurer of the Committee of Adjustment

RE: CONSENT APPLICATION
100 EXCHANGE DRIVE, BRAMPTON

We, 1217246 Ontario Inc. c/o Di Poce Management Limited (hereinafter the "Owner"), are the property owners of the lands described as Block 1 and Block 2, Registered Plan 43M-1624, and municipally addressed as 100 Exchange Drive in the City of Brampton (hereinafter referred to as the "Subject Lands" and/or "Site").

We, the Owners are seeking the Committee of Adjustments approval for a Consent Application to facilitate the proposed industrial warehouse building proposed on 0 Exchange Drive. The Consent application on the Subject Lands will permit an easement for access.

To facilitate the proposed industrial warehousing building on 0 Exchange Drive additional applications on adjacent lands are required. Separate applications have been submitted to the Committee of Adjustment under each individual address, however, all applications should be reviewed parallel. A summary of the required/submitted applications to permit the proposed industrial warehouse building on 0 Exchange Drive are as follows:

1. 100 Exchange Drive, application for Consent (the Subject Lands):
 - To permit a right-of-way easement.
2. 0 Exchange Drive, application for Minor Variance:
 - To permit site specific regulations for the proposed industrial building.
3. 175 Sun Pac Blvd., application for Consent:
 - To permit a right-of-way easement.

In support of the Consent application for 100 Exchange Drive, the following documents have been enclosed:

1. Consent Application form;
2. Consent Sketch;
3. Site Plan for 0 Exchange Drive prepared by VGA inc.; and
4. Draft Reference Plan prepared by Speight, Van Nostrand & Gibson Limited.

1.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Subject Lands, legally described as Block 1 and Block 2, Registered Plan 43M-1624, are located on the northeast corner of Exchange Drive and Humberwest Parkway as shown on Figure 1 and are currently occupied by industrial warehousing building. The Subject Lands are approximately 1.67 ha (4.13m acres) with approximately 95.72 m (314 ft.) of frontage along Humberwest Parkway and approximately 145.84 m (478.5 ft.) of frontage on Exchange Drive.

The following are the surrounding land uses adjacent to the Subject Lands:

- NORTH: Immediately north of the Subject Lands is a range of Industrial, Warehouse, and Office uses.
- SOUTH: Immediately south of the Subject Lands is Exchange Drive. Further south is Peel Regional Paramedic Service Station and a range of outdoor storage uses.
- EAST: Immediately east of the Subject Lands is Humberwest Parkway. Further East is a range of commercial and residential uses.
- WEST: Immediately west of the Subject Lands is 0 Exchange Drive (lands proposed for a industrial warehouse building). Further west is Sun Pac Blvd. and a range of outdoor storage uses.



Figure 1: Location Map (not to scale)

2.0 PROPOSED DEVELOPMENT ON 0 EXCHANGE DRIVE

As previous mentioned to facilitate the proposed development at 0 Exchange Drive a Consent application for the Subject Lands is required. The proposed Consent application is required to provide an access easement for the proposed development at 0 Exchange Drive.

The proposed development on 0 Exchange Drive consists of a total gross floor area of 3,786.90 sq. m. (40,763.19 sq. ft.) consisting of 592.27 sq. m. (6,375.35 sq. ft.) of office and 3,194.63 sq. m. (34,387.84 sq. ft.) of warehouse uses. The proposed development will provide 45 parking spaces on site.

Given the small size and irregular shape of the Subject Lands, to maximize the development potential and the gross leasable floor area of the proposed building, access to the proposed building will be provided through easements on the Subject Lands and 175 Sun Pac Blvd.

It is important to note that both 175 Sun Pac Blvd. and 0 Exchange Drive are owned by Di Poce Management Limited which is a company under the Di Poce Group of Companies umbrella. Further details are provided in the subsequent sections of this letter below.

3.0 CONSENT APPLICATION

The purpose of the consent application is to provide access to the proposed industrial warehouse on 0 Exchange Drive. See attached consent sketch and draft reference plan.

An easement over 100 Exchange Drive (Part 2) in favour of 0 Exchange Drive in order to provide access to parking and drive aisle for loading.

3.1 CONSENT EVALUATION

Section 54(1) of the *Planning Act* outlines development criteria which applications for consent must comply.

The proposed easement is required to provide adequate access for vehicles and trucks to 0 Exchange Drive. The proposed easements on the Subject Lands will allow vehicle and truck access from Exchange Drive to the rear of the proposed development at 0 Exchange Drive where the drive aisle, loading and parking spaces are proposed to be located. This area is outlined in green on Figure 3. A draft reference plan has been provided as part of this application, see attached.

The easement will allow access to a shared driveway off Exchange Drive, providing access to the proposed parking spaces along the eastern limit of the Subject Lands. In addition, the proposed easement will provide for access to the proposed loading bays at the rear of the proposed building on 0 Exchange Drive. The proposed ingress and egress of the vehicle parking and loading spaces through the Subject Lands will ensure any parking and/or loading is appropriately screened from the public street. The

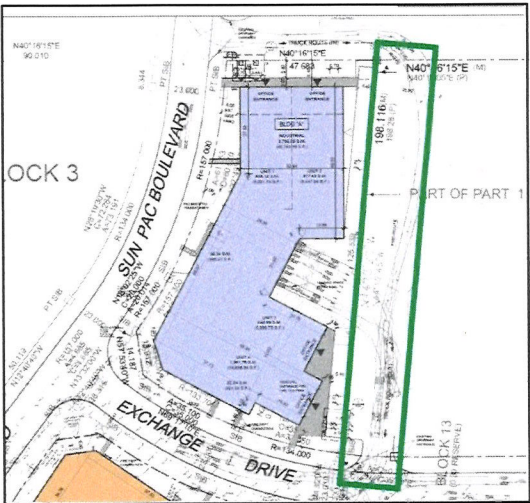


Figure 3: Location of proposed Easement on 100 Exchange Drive. (not to scale)

proposed ingress and egress will ensure minimal impact to adjacent uses, similar to the existing building configurations of 165 and 175 Sun Pack Blvd, as well as allow for a functional industrial warehousing building on 0 Exchange due to the properties irregular shape.

We have reviewed the proposed easement against the development criteria of Section 54 (1) of the *Planning Act* as well as those of the Official Plan and are of the opinion that the proposed consent request is appropriate, reasonable and meets the relevant development criteria. We believe the requested consent application to permit the easements are appropriate and represent good planning.

6.0 CONCLUSION

Based on the above analysis, it is our professional opinion that the proposed easement to support the proposed industrial building at 0 Exchange Drive are appropriate and desirable for the Subject Lands and surrounding area, is in the public interest and represents good planning.

We respectfully request to be scheduled for the earliest Committee of Adjustment hearing possible. In the meantime, should you require any further information or questions, please do not hesitate to contact us.

Thank you,

Sincerely,



Celeste Salvagna, BURPL
Development Manager,
Di Poce Management Limited



Armando Lopes, MCIP, RPP
Vice President of Development,
Di Poce Management Limited

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION NUMBER:

"B"-2023-0021

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 1217246 Ontario Inc.
(print given and family names in full)
Address 175 Sun Pac Blvd, Unit 1A, L6S 5Z6

Phone # 905-793-0093 Fax #
Email celeste@dmpl.ca

(b) Name of Authorized Agent Di Poce Management Limited
Address 175 Sun Pac Blvd, Unit 1A, L6S 5Z6
Phone # 905-793-0093 Fax #
Email celeste@dmpl.ca

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: An easement for access to parking and loading and an easement for parking.

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.

4. Description of the subject land ("subject land" means the land to be severed and retained):
a) Name of Street Exchange Drive Number 100
b) Concession No. Lot(s) Blocks 1 and 2
c) Registered Plan No. 43M-1624 Lot(s)
d) Reference Plan No. Lot(s)
e) Assessment Roll No. 21 10 120 002 13540 0000 Geographic or Former Township
21 10 120 002 13520 0000

5. Are there any easements or restrictive covenants affecting the subject land?
Yes ☐ No ☒
Specify:

6. Description of severed land: (in metric units) N/A no lands are to be severed - seeking an easement.

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

Municipal Road - Maintained all year

Other Public Road

Regional Road

Seasonal Road

Private Right of Way

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

Lake or other body of water

Privately owned and operated individual or communal well

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

Privy

Privately owned and operated individual or communal septic system

Other (specify):

7. Description of retained land: (in metric units)

a)

Frontage

95.72 m (Humberwest Pky)

Depth

145.84 m (Exchange Dr.)

Area

1.67 ac

b)

Existing Use

Industrial Warehouse

Proposed Use

Industrial Warehouse

c)

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

(existing)

1

(proposed)

1

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☐

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

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

☒

☐

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☐

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

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 | N/A | Service Commercial |
| Official Plans | | |
| City of Brampton | | Employment |
| Region of Peel | | Employment |

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 | | |
| Minister's Zoning Order | | |
| Minor Variance | A175-07 | 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 Brampton

this 19th day of SEPTEMBER, 2023

*

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

Check box if applicable.

☐ I have the authority to bind the Corporation

DECLARATION

I, 1217246 Ontario of the City of Brampton

in the County/District/Regional Municipality of Peel 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 City of Brampton

in the Region of Peel

this 19th day of SEPTEMBER, 2023

Signature of applicant/solicitor/authorized agent, etc.

Antony Rondinone,
a Commissioner, etc., Province of
Ontario, for DP Poce Management
Limited and its subsidiaries,
associated companies, and affiliates.
Expires May 15, 2024

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

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land.
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ///);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To The Committee of Adjustment, City of Brampton.

I, 1217546 Ontario 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 Di Poce Management Limited (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 Di Poce Management Limited (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 Di Poce Management Limited (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 19th day of SEPTEMBER, 2023

* [Signature] (Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner)

(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

LOCATION OF THE SUBJECT LAND: 100 Exchange Drive

I/We, 1217246 Ontario 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 19th day of SEPTEMBER, 2023



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

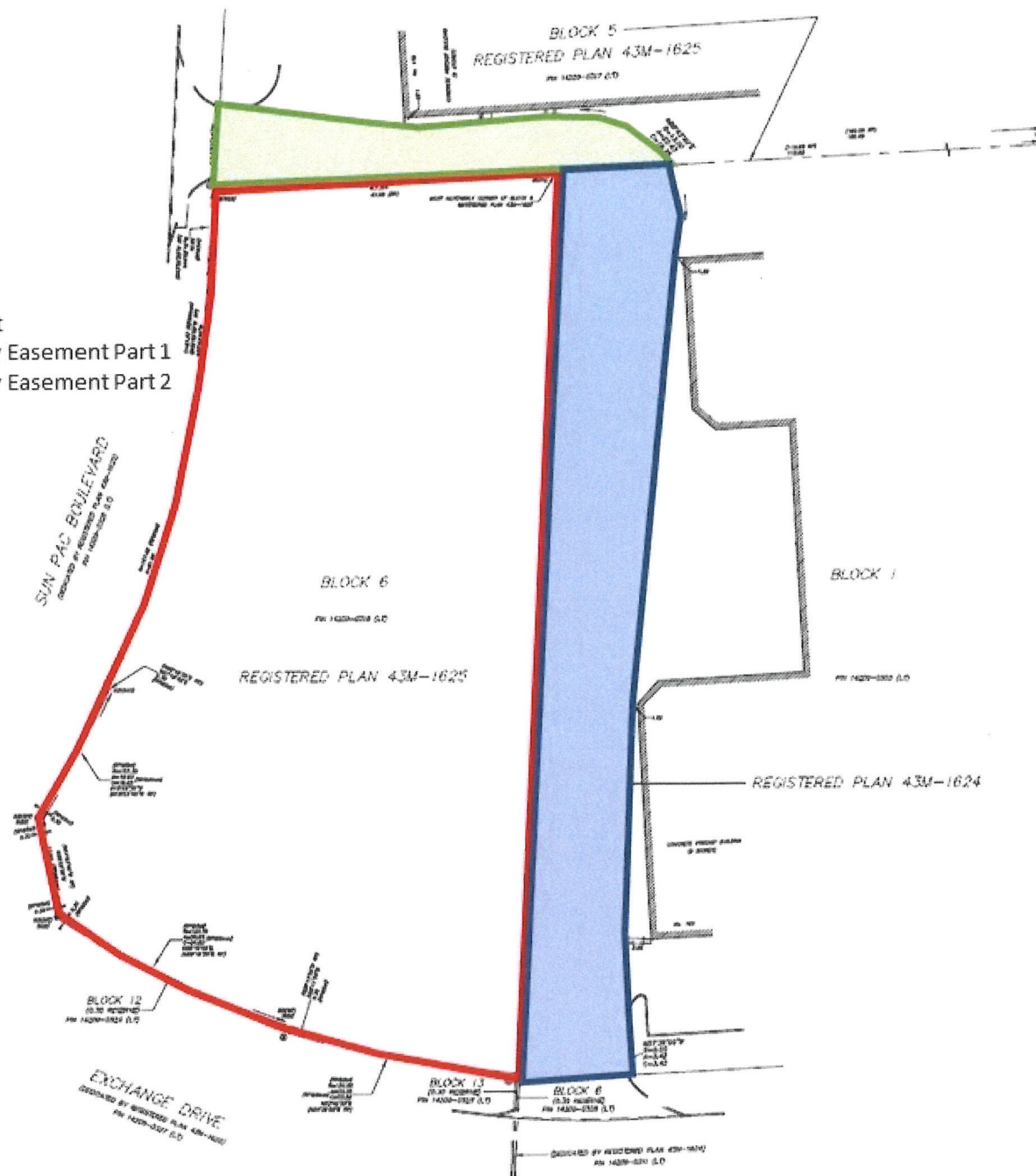
(where the owner is a firm or corporation, please print or type the full name of the person signing)

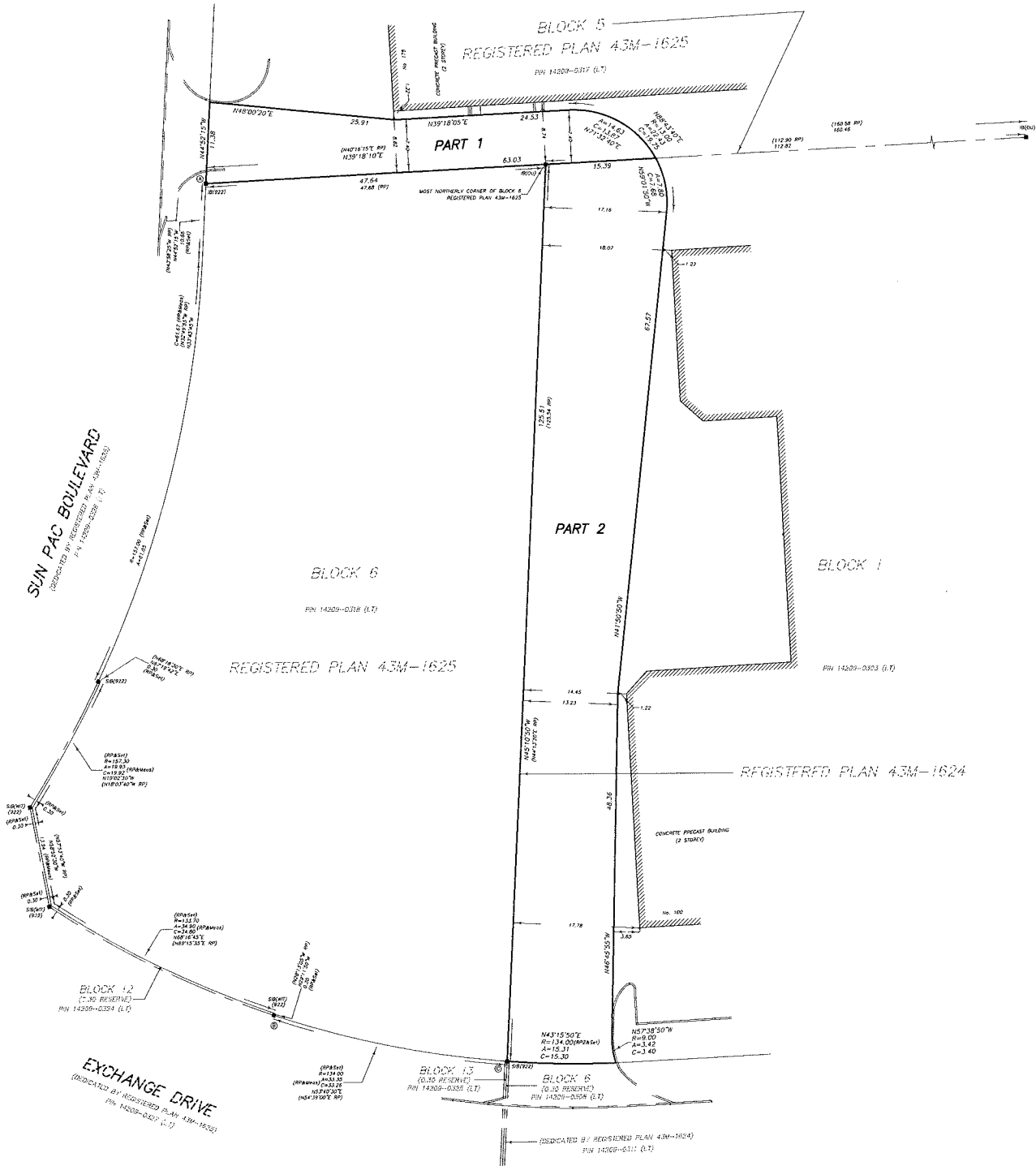
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto

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



- Retained Lot
- Right of Way Easement Part 1
- Right of Way Easement Part 2





| | | | |
|--|--|---|--|
| I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT | | PLAN 43R- | |
| DATE _____ | | RECEIVED AND DEPOSITED | |
| _____ | | DATE _____ | |
| MICHAEL DEMARCO ONTARIO LAND SURVEYOR | | REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TILES DIVISION OF THE PEEL REGISTRY OFFICE (No. 43) | |

| SCHEDULE | | | | |
|----------|-----------|-----------------|-----------------|------------------------|
| PART | BLOCK | REGISTERED PLAN | PART OF PIN | AREA (m ²) |
| 1 | PART OF 5 | 43M-1625 | 14209-0317 (LT) | 490 |
| 2 | PART OF 1 | 43M-1624 | 14209-0303 (LT) | 1,864 |

PLAN OF SURVEY OF
**PART OF BLOCK 5
REGISTERED PLAN 43M-1625
AND
PART OF BLOCK 1
REGISTERED PLAN 43M-1624
CITY OF BRAMPTON**
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 300
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS

INTEGRATION NOTE
BEARINGS SHOWN HEREON ARE UTM GRID AND ARE DERIVED FROM THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).
COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF ONT. REG. 216/10
POINT ID NORTHING EASTING
ORP (Q) 4845387.34 605385.87
ORP (B) 4845316.04 605478.25
ORP (C) 4845335.74 605505.04
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999713

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

| LEGEND | | |
|---------|---------|-------------------------------------|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| + | | SURVEY MONUMENT PLANTED |
| WT | | WITNESS MONUMENT |
| SIB | | STANDARD IRON BAR |
| SIB | | SHORT STANDARD IRON BAR |
| IB | | IRON BAR |
| CC | | CUT CROSS |
| N.S.E.W | | NORTH, SOUTH, EAST, WEST |
| DU | | ORIGIN UNKNOWN |
| RP | | REGISTERED PLAN 43M-1625 |
| RP2 | | REGISTERED PLAN 43M-1624 |
| 922 | | SCHAEFFER & DZALDOV LIMITED, O.L.S. |

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON _____

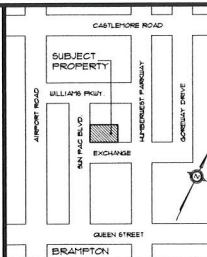
| | | | |
|---|--------------------|--|----------------------|
| DATE : _____ | | DRAFT | |
| MICHAEL DEMARCO ONTARIO LAND SURVEYOR | | MICHAEL DEMARCO ONTARIO LAND SURVEYOR | |
| SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 750 DAKDALE ROAD, Units 65 & 66, TORONTO, ONTARIO M3N 2Z4 TEL 416 749-5VNG(7864) FAX 416 749-7866 E-MAIL: info@svng.on.ca | | | |
| DRAWN : F.P.B./M.D. | JOB No. : 201-0199 | CHECKED : M.D. | REF. No. : 1-43M1625 |
| FILE NAME : R2010199.DWG | | | |

| SYMBOL LEGEND | |
|---------------|--|
| | MAN LOCATION |
| | LOADING DOCK LOCATION |
| | DRIVE-LOCATIONS |
| | ENTRANCE & VESTIBULE |
| | DIRECTION OF TRAFFIC FLOW |
| | LANGUAGE LABELS LANGUAGE LABELS: ALL INFORMATION AS SHOWN ON LANGUAGE LABELS. BY LANGUAGE ONE |
| | PAINTS & COLOURS PAINTS & COLOURS: ALL INFORMATION AS SHOWN ON PAINTS & COLOURS LABELS. BY PAINTS & COLOURS ONE |
| | SIGNAGE FOR ACCESSIBLE PEOPLE |
| | NO ENTRY |
| | BOX STORAGE |
| | ENVELOPE |
| | FURNITURE |
| | DESIGNATED FOR ACCESSIBLE PEOPLE DESIGNATED FOR ACCESSIBLE PEOPLE: ALL INFORMATION AS SHOWN ON DESIGNATED FOR ACCESSIBLE PEOPLE LABELS. BY DESIGNATED FOR ACCESSIBLE PEOPLE ONE |
| | ACCESSIBLE PARKING (ENL) |
| | FOOTPRINT AND BENCH FOOTPRINT AND BENCH: ALL INFORMATION AS SHOWN ON FOOTPRINT AND BENCH LABELS. BY FOOTPRINT AND BENCH ONE |
| | FREE SEAT CONNECTION |
| | ALTERNATIVE PARKING STATION |
| | GARAGE ROOM |
| | ELECTRICAL ROOM |
| | MECHANICAL ROOM |
| | CARD GOAL |
| | BICYCLE RACK BICYCLE RACK: ALL INFORMATION AS SHOWN ON BICYCLE RACK LABELS. BY BICYCLE RACK ONE |
| | BOX STORAGE |
| | FIRE EXTINGUISHING PANEL |
| | FIRE ALARM |
| | CANNABIS REFERENCE (REFER TO CANNABIS REFERENCE LABELS) |
| | FIRE ALARM BELL |
| | SMOKELESS APPLANT |

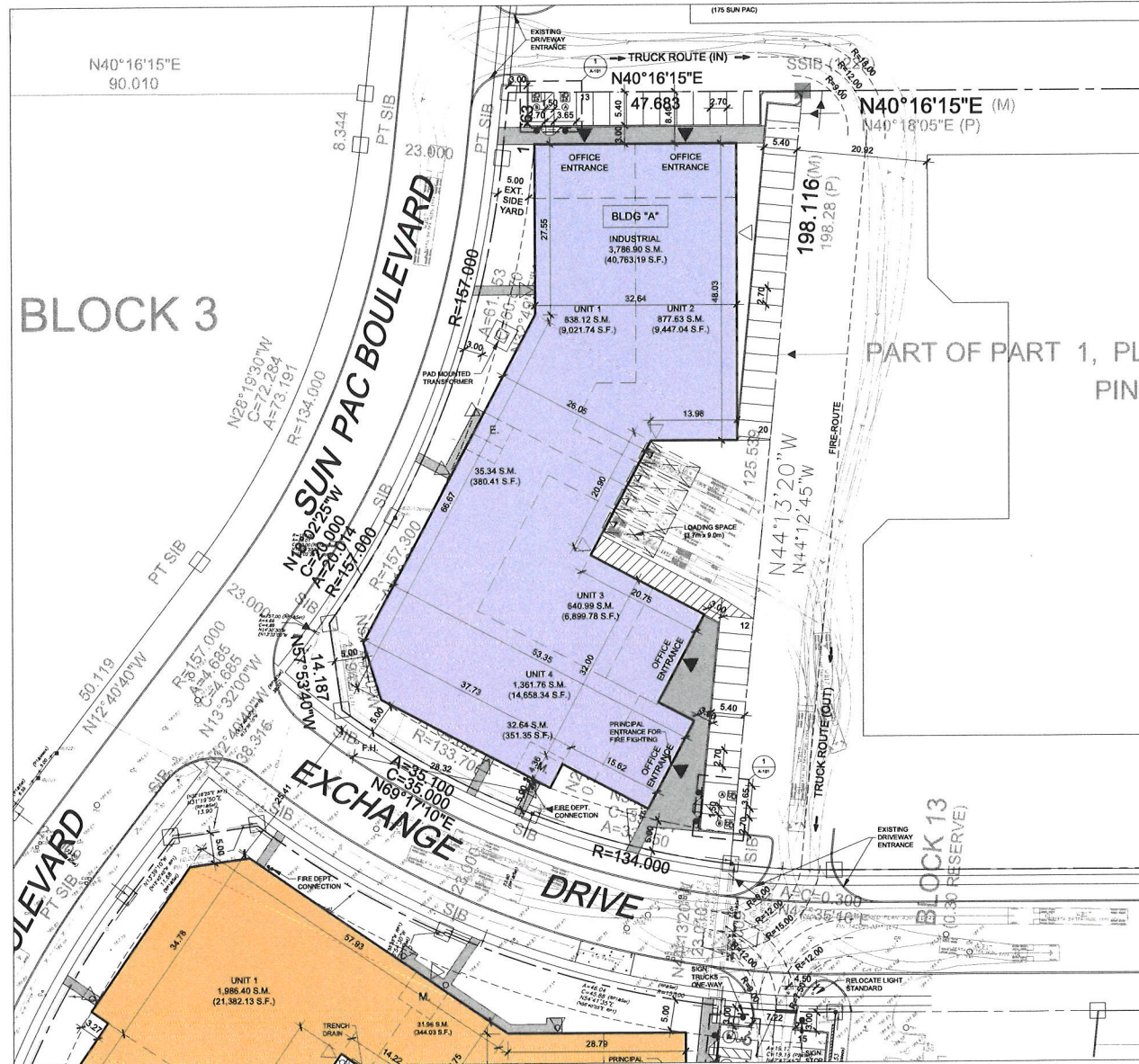
PLAN OF SUBDIVISION OF
PART OF LOT 6,
CONFESSION 7, NORTHERN DIVISION
(TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)
NOW IN THE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCHAEFFER & DZALDOV LIMITED
DATE JULY 23, 2003

| | | |
|---------------------------------|---------------|---------------------|
| SITE ANALYSIS (sPA) | | |
| LOT AREA (BLOCK B) | 6,555.19 S.M. | (1.62 ACRES) |
| BUILDING AREA (INDUSTRIAL): | | |
| BLDG A (OFFICE) | 592.27 S.M. | (6,376.35 S.F.) |
| BLDG A (WAREHOUSE) | 3,194.63 S.M. | (34,387.84 S.F.) |
| TOTAL GFA (BLDG 'A') | 3,786.90 S.M. | (40,763.19 S.F.) |
| COVERAGE: | | |
| F.S.I.: | 57.77% | 0.58 |
| PARKING REQUIRED: | | |
| INDUSTRIAL: | | |
| 3,786.90 S.M. @ 1 CAR / 90 S.M. | 42 SPACES | |
| TOTAL PARKING REQUIRED: | 42 SPACES | |
| PARKING PROVIDED: | | |
| | 45 SPACES | |
| PAVED AREA: | | |
| LANDSCAPE AREA: | 1,325.10 S.M. | (20.21%) |
| | 1,443.19 S.M. | (22.02%) |
| ACCESSIBLE PARKING: | | |
| | 4 SPACES | (TYPE A & 2 TYPE B) |



KEY MAP
N.T.S.



| | | | |
|-----|------|-----------|----|
| 1. | " | " | " |
| NO. | DATE | REVISIONS | BY |

DRAWING ISSUE

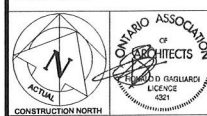
| DATE | PARTICULARS | BY |
|------|----------------------------------|----|
| | Issued for Design Approval | |
| - | Issued for EIR Plan Approval | - |
| | Issued for Pricing and Budgeting | |
| | Issued for Building Permit | |
| | Issued for Tendering | |
| | Issued for Construction | |
| | Issued for Record Set of Docs. | |

This drawing, as an instrument of service, is provided by and is the property of Varchanatz Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Varchanatz Gagliardi Architect Inc. of any variations from the supplied information.

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VGA Venchiarutti Gagliardi Architect Inc.
2051 John Street, Unit 18, Markham, ON L3R 2W5
T 905-477-1065 F 905-477-1067
www.vgarchitect.com

PROJECT

PROPOSED
INDUSTRIAL
DEVELOPMENT

100 EXCHANGE DRIVE
BRAMPTON, ONTARIO

DRAWING NAME
SITE PLAN
CITY FILE #

| | | |
|-----------------|-----------------------------------|----------------------|
| SCALE 1:300 | DATE OF DWG. SEPT. 25, 2023 | PROJECT NO. 21044 |
| DRAWN BY DWL | SHEET NO. A-100 | |
| CHKD BY RDG | SPA | |

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