

Application for ConsentSection 53 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: B-2023-0025
Property Address: SUN PAC BLVD
Legal Description: BLOCK 5, PLAN 43-M1625
Agent: DIPOCE MANAGEMENT LIMITED
Owner(s): DIPOCE MANAGEMENT LIMITED,
Other applications: B-2023-0021 and A-2023-0226
under the *Planning Act*
Meeting Date and Time: Tuesday, OCTOBER 24, 2023, at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council
Chambers, 4th Floor Brampton City Hall, 2 Wellington
Street West

Purpose and Effect of the Application:

The purpose of the application is to request the consent of the Committee of Adjustment to the grant access to the proposed industrial warehouse on 0 Exchange Drive. To grant an easment over 100 Exchange Drive in favour of 0 Exchange Drive to order to provide access to shared parking and drive aisle for loading purposes.

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, and must be received no later than **4:30 pm on Thursday, October 19, 2023**.
- 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 **4:30 pm on Thursday, October 19, 2023** 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 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.

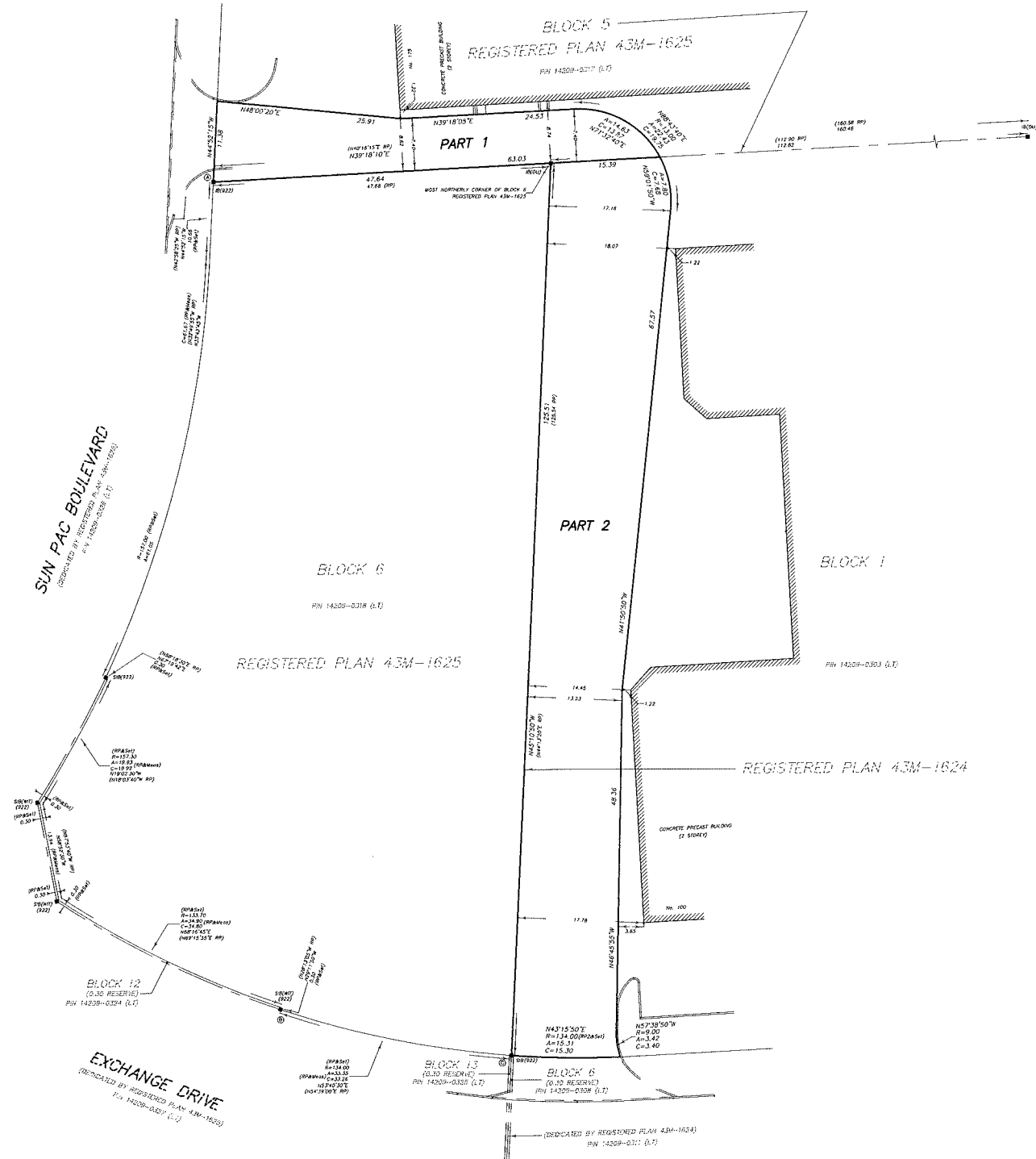
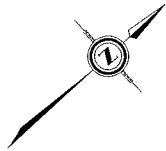
Appeal Process: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

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 6th day of October, 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT	PLAN 43R-
DATE _____	RECEIVED AND DEPOSITED
DATE _____	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 (L1)	490
2	PART OF 1	43M-1624	14209-0303 (L1)	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 HEREIN ARE UTM GRID AND ARE DERIVED FROM THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN BY'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 BY'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 @	4845387.34	600385.87
ORP @	4845310.04	600478.25
ORP @	4845335.74	600505.04

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

SYMBOLS	DESCRIPTIONS
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
WIT	WITNESS MONUMENT
SIB	STANDARD IRON BAR
S3IB	SHORT STANDARD IRON BAR
IB	IRON BAR
CL	CUT CROSS
N.S.E.W	NORTH, SOUTH, EAST, WEST
OU	ORIGIN UNKNOWN
RP	REGISTERED PLAN 43M-1625
R22	REGISTERED PLAN 43M-1624
222	SCHMEP & DZANDOV LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM
 - THE SURVEY WAS COMPLETED ON _____

DATE _____	DRAFT
MICHAEL DEMARCO ONTARIO LAND SURVEYOR	
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 750 OAKDALE ROAD, SUITE 65 & 66, TORONTO, ONTARIO M3N 2Z4 TEL. 416 749-5002(7864) FAX 416 749-7866 E-MAIL: toronto@svng.on.ca	
DRAWN : F.P.B./M.D.	JOB No. : 201-0199
CHECKED : M.D.	REF. No. : 1-43M1625
FILE NAME : R2010199.DWG	

Application for ConsentSection 53 of the *Planning Act*, R.S.O. 1990 c.P.13

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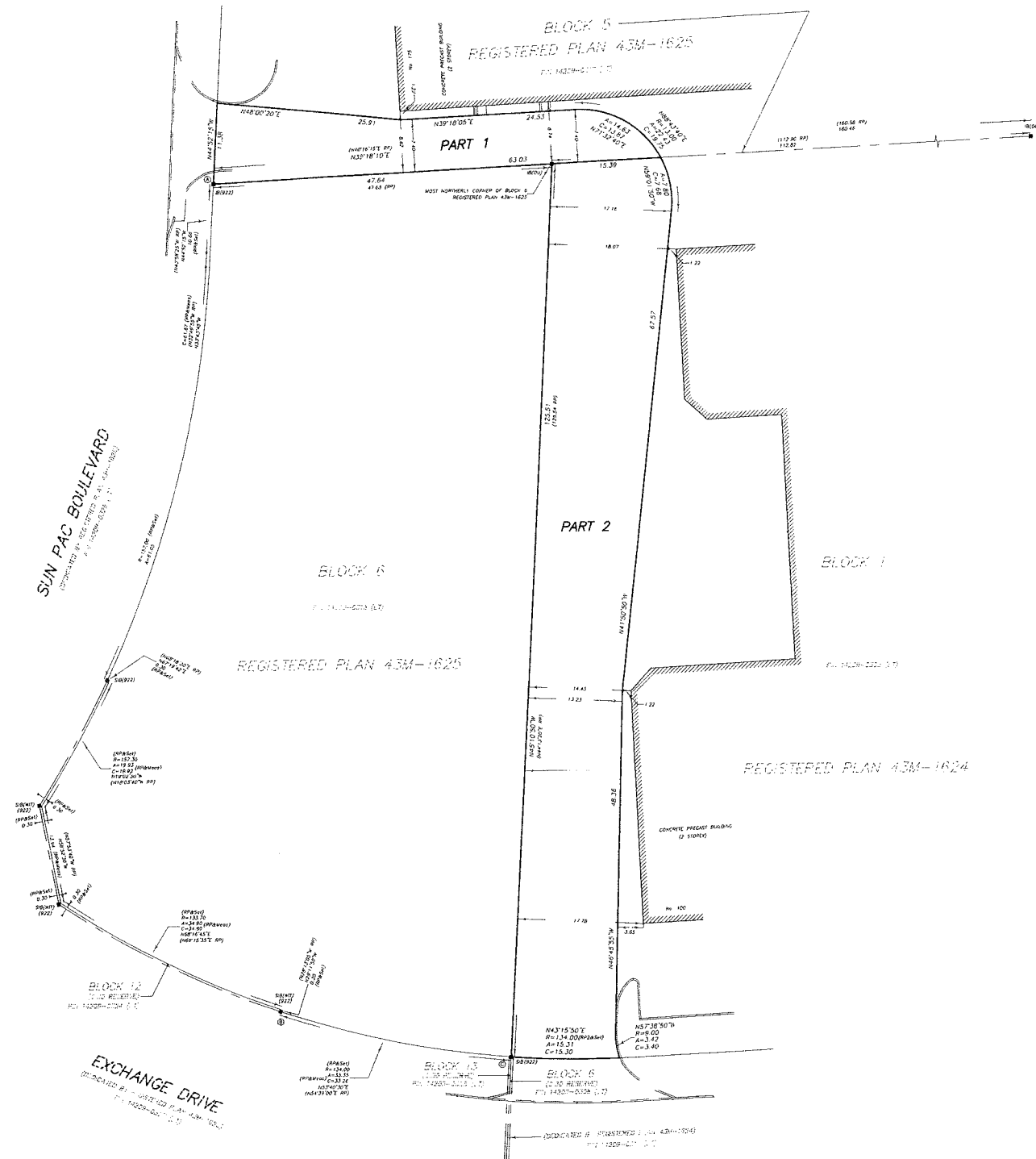
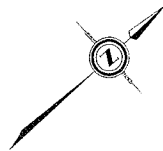
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Dated this 5th day of October, 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 43R—	
DATE _____		RECEIVED AND DEPOSITED	
MICHAEL DEMARCO ONTARIO LAND SURVEYOR		DATE _____	
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AND
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CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 300
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS

INTEGRATION NOTE
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ORIGIN UNKNOWN
REGISTERED PLAN 43M-1625
REGISTERED PLAN 43M-1624
SCHMIDTTER & GIBSON LIMITED, O.L.S.

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I CERTIFY THAT
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2. THE SURVEY WAS COMPLETED ON _____

DRAFT	
MICHAEL DEMARCO ONTARIO LAND SURVEYOR	
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 750 DUNDAS ROAD, UNIT 45 & 46, TORONTO, ONTARIO, M3N 2Z4 TEL 416 739-5VNG(7854) FAX 416 748-7866 E-MAIL: toronto@svng.on.ca	
DRAWN: F.P.B./M.D.	JOB No.: 201-0199
CHECKED: M.D.	REF No.: 1-43M1625
FILE NAME: R2010199.DWG	

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
175 SUN PAC BOULEVARD, BRAMPTON

We, Di Poce Management Limited (hereinafter the "Owner"), are the property owners of the lands described as Block 5, Registered Plan 43M-1625, and municipally addressed as 175 Sun Pac Boulevard 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. 175 Sun Pac Blvd., application for Consent (the Subject Lands):
 - To permit a right-of-way easement.
2. 100 Exchange Drive, application for Consent:
 - To permit a right-of-way easement.
3. 0 Exchange Drive, application for Minor Variance:
 - To permit site specific regulations for the proposed industrial building.

In support of the Consent application for 175 Sun Pac Blvd, 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 5, Registered Plan 43M-1625, and located on the west side of Sun Pac Blvd, north of Exchange Drive as shown on Figure 1 and currently occupied by an industrial warehousing building. The Subject Lands are approximately 1.16 ha (2.89 acres) in size with approximately 79.3 m (260 ft.) frontage along Sun Pac Blvd and approximately 78.6 m (257 ft.) frontage along Humberwest Parkway.

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 0 Exchange Drive and 100 Exchange Drive. Further south is Exchange Drive.
- 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 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 access to 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 100 Exchange Drive.

It is important to note that both 100 Exchange Drive 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 175 Sun Pac Boulevard (Part 1) 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 Sun Pac Boulevard to the side/rear parking and loading of the proposed development at 0 Exchange Drive. This area is outlined in green on Figure 2. A draft reference plan has been provided as part of this application, see attached.

The easement will allow access to a shared driveway off Sun Pac Blvd, providing access to the proposed parking spaces along the northern limit of the 0 Exchange Drive. In addition, the proposed easement will provide for access to 100 Exchange Drive, which through an additional easement will provide access to the rear parking and loading bays proposed 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 proposed ingress and egress will ensure minimal impact to

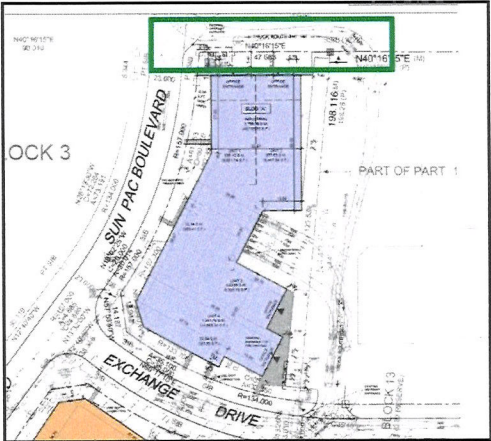


Figure 2: Location of proposed easement on 175 Sun Pac Blvd. Map (not to scale)

adjacent uses, similar to the existing building configurations of 165 and 175 Sun Pac 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

APPLICATION NUMBER:

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

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 Di Poce Management Limited

(print given and family names in full)

Address 175 Sun Pac Blvd, Unit 1A, Brampton, L6S 5Z6

Phone # 905-793-0093 Fax # _____

Email celeste@dmpl.ca

(b) Name of Authorized Agent see above.

Address _____

Phone # _____ Fax # _____

Email _____

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: Easement for access.

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 Sun Pac Blvd. Number 175

b) Concession No. _____ Lot(s) Block 5

c) Registered Plan No. 43M-1625 Lot(s) _____

d) Reference Plan No. _____ Lot(s) _____

e) Assessment Roll No. 21 10 120 002 13460 0000 Geographic or Former Township _____

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 severance proposed - easement for access

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

79.3 m

Depth

148.6 m

Area

1.16 ac

b)

Existing Use

Office/Warehousing

Proposed Use

Office/Warehousing

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	<input checked="" 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 checked="" 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 checked="" 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):	_____	

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		Employment
City of Brampton		
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	A024/05 & A160/07	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, Di Poce Management Limited 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 Di 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.

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: 175 Sun Pac Blvd

I/We, Di Poce Management Limited

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.)

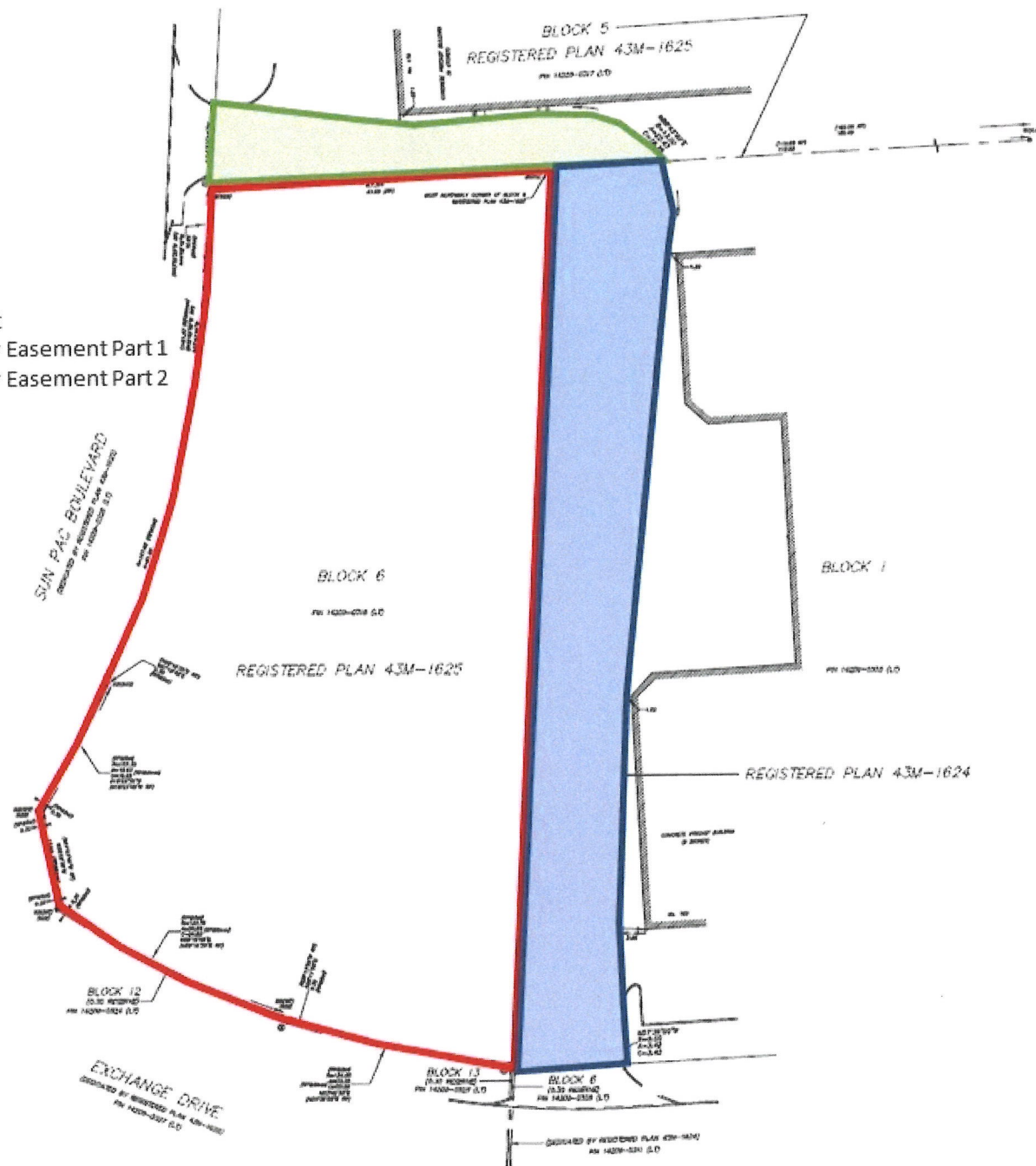
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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**



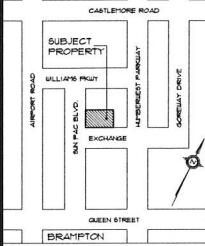
- Retained Lot
- Right of Way Easement Part 1
- Right of Way Easement Part 2



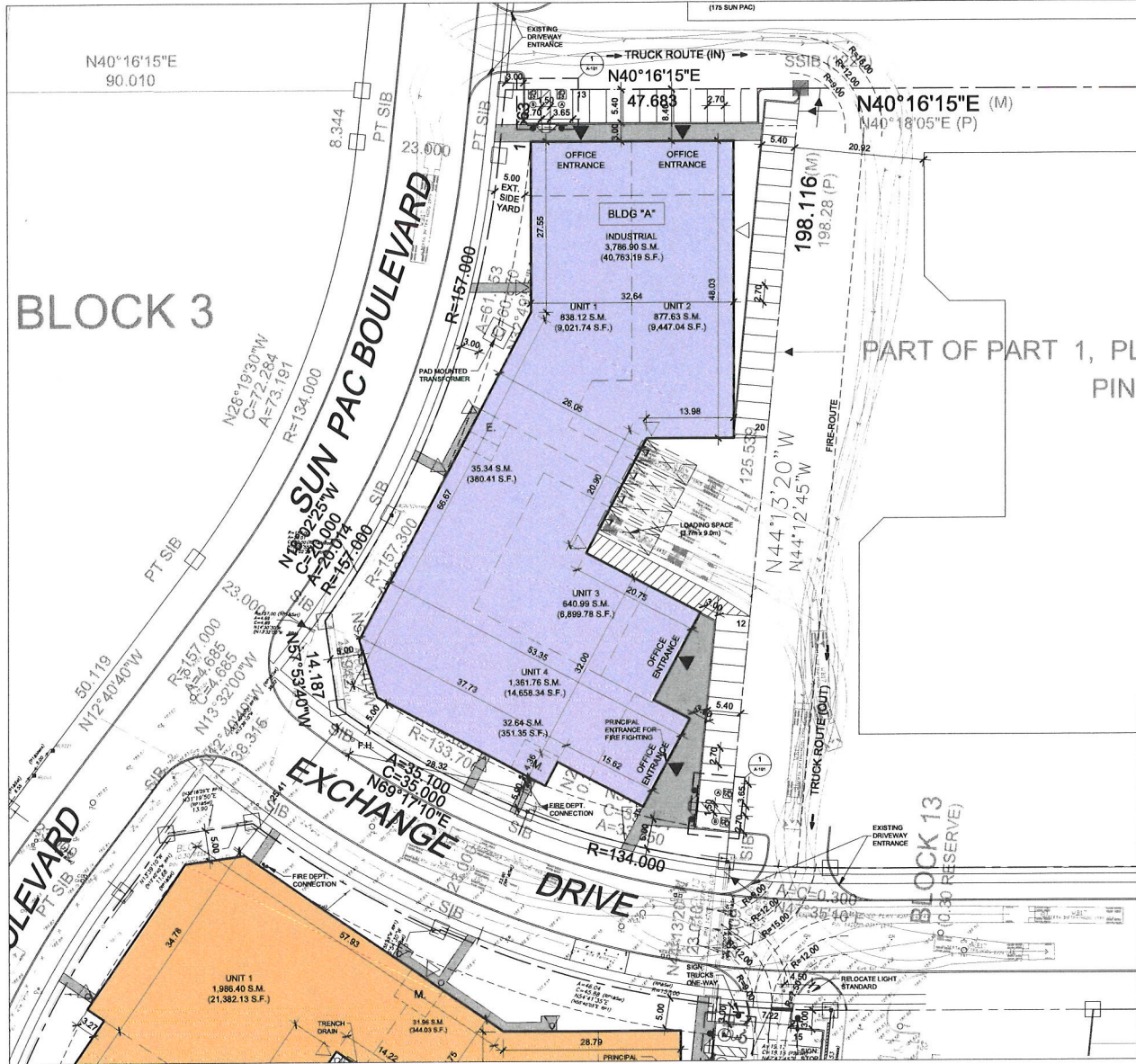
SYMBOL LEGEND	
	MAIN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE BLANK (SEE GROUND COVER AS BROWN ON LANDSCAPE, SEE LANDSCAPE FOR DETAILS)
	PAINTED BLANK (PAINTED SURFACES AND COLOUR AS PER PAINT SPEC)
	SUSTAINABILITY FOR ACCESSIBLE
	GAS METER LOCATION (REFER TO MECHANICAL & CIVIL DRAWINGS)
	BROWN STORAGE
	EXHAUST
	PROPERTY LINE
	DESIGNATED FIRE ROUTE (REFER TO CIVIL DRAWINGS FOR DETAILS)
	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
	FIRE DEPT. CONNECTION
	ALTERNATIVE FUELING STATION
	GARAGE ROOM
	ELECTRICAL ROOM
	MECHANICAL ROOM
	EXIT DOOR
	BICYCLE RACK (LAYOUT CONFORMS TO CANADIAN STANDARDS FOR BICYCLE RACKS & MANAGEMENT OF BICYCLE PARKING FACILITIES)
	ROOF DRAIN
	FIRE ANNUNCIATOR PANEL
	FIRE ALARM
	CANNOK PORT FACILITY
	CIRCUIT REFERENCE MARKER TO ELECTRICAL DRAWINGS
	FIRE ROUTE BOX
	IMPRESSED ASPHALT

PLAN OF SUBDIVISION OF
PART OF LOT 6,
CONCESSION 7, NORTHERN DIVISION
(TOWNSHIP OF TORONTO CORP. COUNTY OF PEE)
NOW IN THE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEE
SCHEFFER & DZALDOV LIMITED
DATE: JAN 23, 2023

SITE ANALYSIS (BPA)		
LOT AREA (BLOCK 8)	6,555.19 S.M.	(1.62 ACRES)
BUILDING AREA (INDUSTRIAL):		
BLDG "A" (OFFICE)	592.27 S.M.	(6,375.35 S.F.)
BLDG "A" (WAREHOUSE)	3,184.63 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:	42 SPACES	
3,786.90 @ 1 CAR / 90 S.M.	42 SPACES	
TOTAL PARKING REQUIRED:	46 SPACES	
PARKING PROVIDED:		
PAVED AREA:	1,325.10 S.M.	(20.21%)
LANDSCAPE AREA:	1,443.19 S.M.	(22.02%)
ACCESSIBLE PARKING:	4 SPACES	(2 TYPE A & 2 TYPE B)



KEY MAP
N.T.S.



1 SITE PLAN
SCALE: 1:250

NO.	DATE	REVISIONS	BY
1.			

DRAWING ISSUE		
DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Planning and Building	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Drawings	

This drawing, as an instrument of service, is provided by and is the property of Verrandhi Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and not rely on the drawing for any information. Verrandhi Gagliardi Architect Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. It is the contractor's responsibility to ensure that the drawing is used in accordance with the applicable codes and regulations. The drawing is not to be used for any other purpose without the written consent of Verrandhi Gagliardi Architect Inc. All dimensions are given in metric units unless otherwise specified. All dimensions are given in metric units unless otherwise specified. All dimensions are given in metric units unless otherwise specified.

VGA Verrandhi Gagliardi Architect Inc.
200 DUNDAS ST. W. TORONTO, ON M5G 1C6
TEL: 416-593-1100 FAX: 416-593-1101
www.vga3d.com

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT

DRAWING NAME SITE PLAN CITY FILE #		
SCALE 1:300	DATE OF DWG. SEP 25, 2023	PROJECT NO. 2164
DRAWN BY DWL	SHEET NO. A-100	BPA
CHKD BY RDG		

DATE OF PLOTTING: 2023-09-25 10:25:23