

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

**Application Number:** A-2023-0269  
**Property Address:** 116 & 140 NUGGETT COURT  
**Legal Description:** PART OF BLOCKS S AND U PLAN NO977, Ward 8  
**Agent:** MICHAEL BALDASARRA  
**Owner(s):** 1960526 ONTARIO INC.,  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, November 14, 2023 at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit 191 parking spaces, whereas the by-law requires 258 parking spaces.
2. To permit a parking aisle width of 6.02 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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 **4:00 pm on Thursday, November 9, 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](mailto: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 **4:00 pm on Thursday, November 9, 2023**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

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

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://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](http://www.brampton.ca).

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

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

Dated this 3<sup>rd</sup> day of November 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](mailto:coa@brampton.ca)

No	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	OCT. 07, 2014
2	ISSUED FOR CLIENT REVIEW	DEC. 29, 2014
3	ISSUED FOR PAC MEETING	MAR. 10, 2020
4	ISSUED FOR SPA	FEB. 26, 2021
5	RE-ISSUED FOR SPA	JAN. 20, 2023
6	RE-ISSUED FOR SPA	JUL. 21, 2023
7	ISSUED FOR MINOR VARIANCE	JUL. 25, 2023

**CITY OF BRAMPTON  
SITE PLAN  
APPROVED**

subject to an agreement   
On This \_\_\_ Day of \_\_\_\_\_

Allan Parsons, MCIP., RPP.  
Director, Development Services

No	REVISION	DATE

**BALDASSARRA  
Architects Inc.**

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
T 905.660.0722 | www.baldassarra.ca



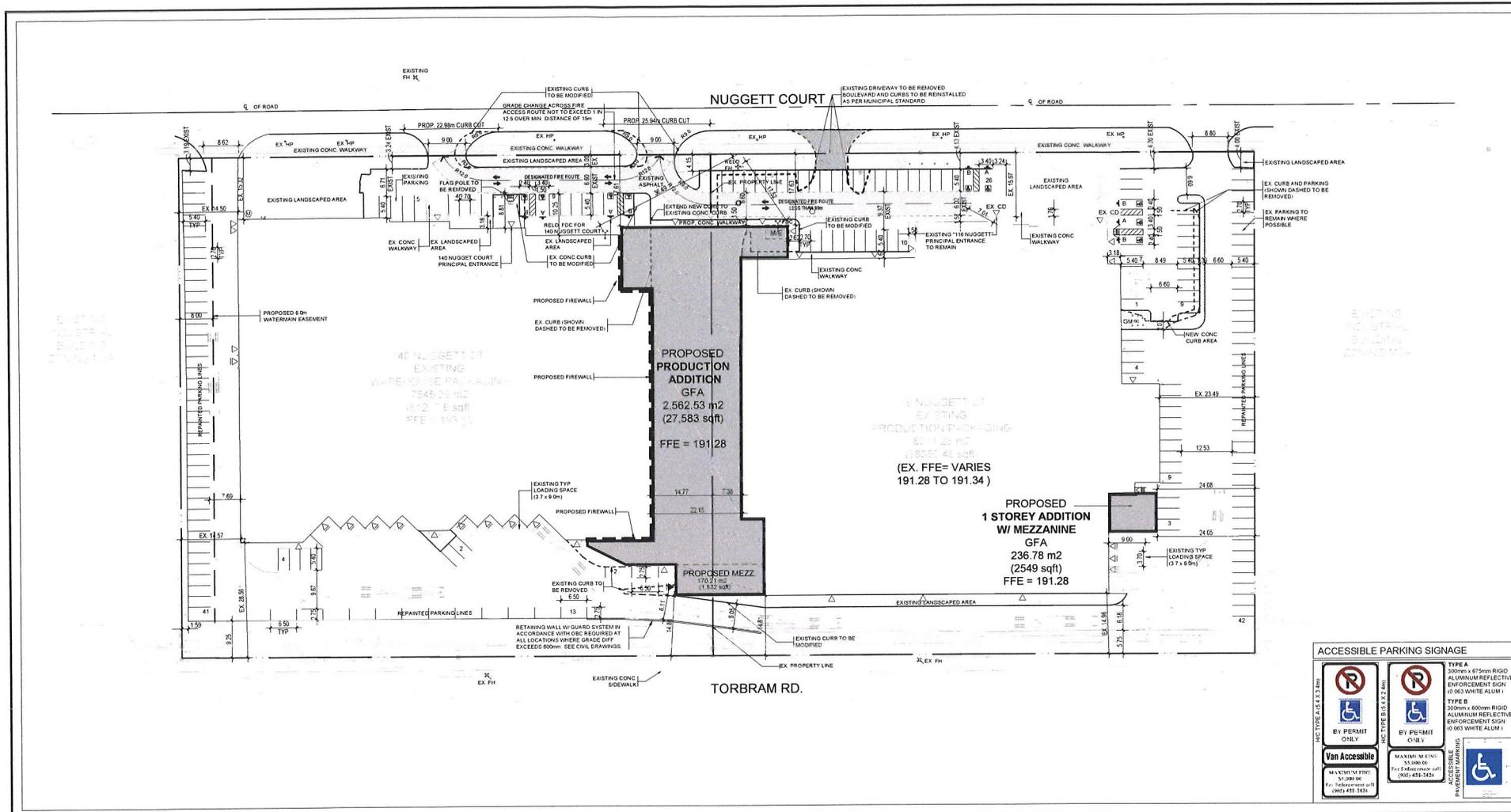
OWNERS INFORMATION

**116 NUGGETT  
COURT ADDITION**

116 NUGGETT CT  
BRAMPTON, ON

**SITE PLAN**

DATE	DRAWN BY	CHECKED	SCALE
JAN. 2020	IK		1:500
PROJECT NO.	DRAWING NO.		
			<b>A-1.0</b>



**ACCESSIBLE PARKING SIGNAGE**

BY PERMIT ONLY

MAXIMUM HEIGHT: 3,000 mm (9'6")  
EX: Refer to permit set (W01-493-1643)

TYPE A: 300mm x 675mm RIGID ALUMINUM REFLECTIVE ENFORCEMENT SIGN (0 063 WHITE ALUM.)

TYPE B: 300mm x 600mm RIGID ALUMINUM REFLECTIVE ENFORCEMENT SIGN (0 063 WHITE ALUM.)

MAXIMUM HEIGHT: 3,000 mm (9'6")  
EX: Refer to permit set (W01-493-1643)

**Firm Name:** Baldassarra Architects Inc.  
**Certificate of Practice Number:** 5810  
30 Great Gulf Drive, Unit 20  
Concord, ON L4K 0K7  
Tel: (905) 660-0722  
Fax: (905) 660-7018

**Name of Project:** 116 Nuggett Court.  
**Location:** Brampton, Ontario

PROJECT DESCRIPTION	GROUP	PERMITTED CONSTRUCTION
NEW	F2	COMBUSTIBLE
ADDITION	F2	NON-COMBUSTIBLE
CHANGE OF USE	F2	BOTH
ALTERATION	F2	BOTH

MAJOR OCCUPANCY	EXISTING	NEW	TOTAL
WAREHOUSE	8,211.28	2,510.71	10,721.99
GROSS AREA (m <sup>2</sup> )	EXISTING 10,548.12	NEW 2,789.31	TOTAL 13,337.43
NO OF STOREYS	ABOVE GRADE ONE	BELOW GRADE N/A	3,211 x 1,412 (M)

HEIGHT OF BUILDING (m)	USE OF ZONE
3.220	3.23
1.12 (M)	3.21 (1)
1.412 (M)	3.21 (2)
1.412 (M)	3.21 (3)

MEZZANINE AREA (m <sup>2</sup> )	ACTUAL CONSTRUCTION	COMBUSTIBLE	NON-COMBUSTIBLE	BOTH
288.60	COMBUSTIBLE	NON-COMBUSTIBLE	BOTH	

OCCUPANT LOAD BASED ON 1ST FLOOR	OCCUPANCY	F2	LOAD	1.8 PERSONS
MEZZANINE	OCCUPANCY	F2	LOAD	1.8 PERSONS

REQUIRED FIRE RESISTANCE RATING (FRR)	FLOORS	1 HOURS	ROOF	N/A	MEZZANINE	1 HOURS
3.220-83.6	3.21	3.21	3.21	3.21	3.21	3.21

**SYMBOL LEGEND**

- MAN DOOR LOCATIONS
- LOADING DOCK LOCATIONS
- DRIVE-IN OR OVERHEAD DOORS
- HYDRANT/VALVE
- CATCH BASIN
- DOUBLE CATCH BASIN
- SANITARY MANHOLE
- CATCH BASIN / MANHOLE
- STORM MANHOLE
- HYDRO POLE STANDARD / UTILITY POLE
- BICYCLE RING (1.8m x 1.8m x 1.8m (2 BIKES PER RING))
- HYDRO TRANSFORMER
- GAS METERS
- DIRECTION OF TRAFFIC FLOW
- SNOW STORAGE AREA
- ACCESSIBLE PARKING SPACE (A & B)
- REFUSE STORAGE BIN
- LIGHT STANDARD (TYP)
- CURB RAMP (SEE CURB RAMP DETAILS)
- LOADING SPACE 14.0 m x 3.5 m x 3.35 m
- CONC. FLEED STEEL BOLLARD
- FIRE DEPARTMENT / GAZEBO CONNECTION
- HANDICAP SIGNAGE (SEE ACCESSIBLE SIGN REQ)
- BENCH / WASTE RECEPTACLE (SEE LANDS)
- FREE ROUTES 30°-45° (SEE SIGNING) TWICE ROW mounted on a pole or mounted to building face
- STOP SIGN
- PAINTED STOP BAR
- PROPOSED LANDSCAPED ISLAND W/ CONC. CURB
- PROPOSED GRADES

**SITE STATISTICS**

PARKING SPACES (2.70m x 5.4m TYP)	REQUIRED	PROVIDED
140 NUGGETT CRT GFA = 7,543.39 m <sup>2</sup> ME DEDUCTIONS = 18.00 m <sup>2</sup> TOTAL GFA = 7,525.39 m <sup>2</sup>	42 Spaces	81 Spaces
Warehouse @ 50% = 3,763.69 m <sup>2</sup> Use @ 100% = 118.70 m <sup>2</sup> Manufacturing @ 50% = 3,763.69 m <sup>2</sup> Up to 6,000' = 3,763.69 m <sup>2</sup> = 427 Spaces	42 Spaces	81 Spaces
TOTAL PARKING - 140 NUGGETT CRT	105 Spaces	81 Spaces
ACCESSIBLE PARKING 75.00' x 6.00' provided	4 Spaces	4 Spaces
LOADING SPACE (2.7m x 3m) GFA 141.15 Area 20.00 x 7.00 m <sup>2</sup> = 22 Spaces	2 Spaces	8 Spaces
116 NUGGETT CRT GFA = 1,345.48 m <sup>2</sup> ME DEDUCTIONS = 2,440.00 m <sup>2</sup> TOTAL GFA = 1,305.48 m <sup>2</sup>	25 Spaces	
Warehouse @ 20% = 2,281.18 m <sup>2</sup> Up to 1,000' = 1,000' = 25 Spaces + 25.00' = 1,000' = 25 Spaces	25 Spaces	
LOADING SPACE 14.0 m x 3.5 m x 3.35 m	128 Spaces	
CONC. FLEED STEEL BOLLARD + 83 x (0.04 309mm) = 128 Spaces	128 Spaces	
TOTAL PARKING - 116 NUGGETT CRT	153 Spaces	110 Spaces
ACCESSIBLE PARKING 10.140 (1% of total provided)	5 Spaces	5 Spaces
LOADING SPACE (2.7m x 3m) GFA 141.15 Area 20.00 x 7.00 m <sup>2</sup> = 22 Spaces	3 Spaces	2 Spaces
PROPOSED ACCESSIBLE ISLAND W/ CONC. CURB	258 Spaces	191 Spaces
TOTAL ACCESSIBLE PARKING	9 Spaces	9 Spaces
TOTAL LOADING SPACES	4 Spaces	10 Spaces

**KEY PLAN CITY OF BRAMPTON N.T.S.**

**LEGAL DESCRIPTION**

PART OF BLOCKS S AND U  
REGISTERED PLAN NO. 977  
CITY OF BRAMPTON  
REGION MUNICIPALITY OF PEEL

AS PREPARED BY  
**J.D. BARNES LIMITED**  
NOV. 26, 2010

**TRUE NORTH PROJECT NORTH**