

APPLICATION # B-2023-0016
Ward #2

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made **BY HEART LAKE HOLDINGS INC., FIERA REAL ESTATE CORP FUND GP INC. AND FIERA REAL ESTATE CORE FUND LP**

Purpose and Effect

The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years. The land to be leased has a frontage of approximately 177 metres (580.71 feet), a depth of approximately 145 metres (475.72 feet) and an area of approximately 2.32 hectares (573 acres), occupied by an industrial building. The effect of the application is to facilitate a long term lease (in excess of 21 years) between the owner of the lands, Heart Lake Holdings Inc., Fiera Real Estate Corp Fund GP Inc., Fiera Real Estate Core Fund LP and Handi Foods Ltd.

Location of Land:

Municipal Address: 15 Newkirk Court

Former Township: Chinguacousy

Legal Description: Block 7, Plan 43M-2107, Parts 8, 8 and 10, Plan 43R-39991

Meeting

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: MAY 25, 2023

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

Decision and Appeal

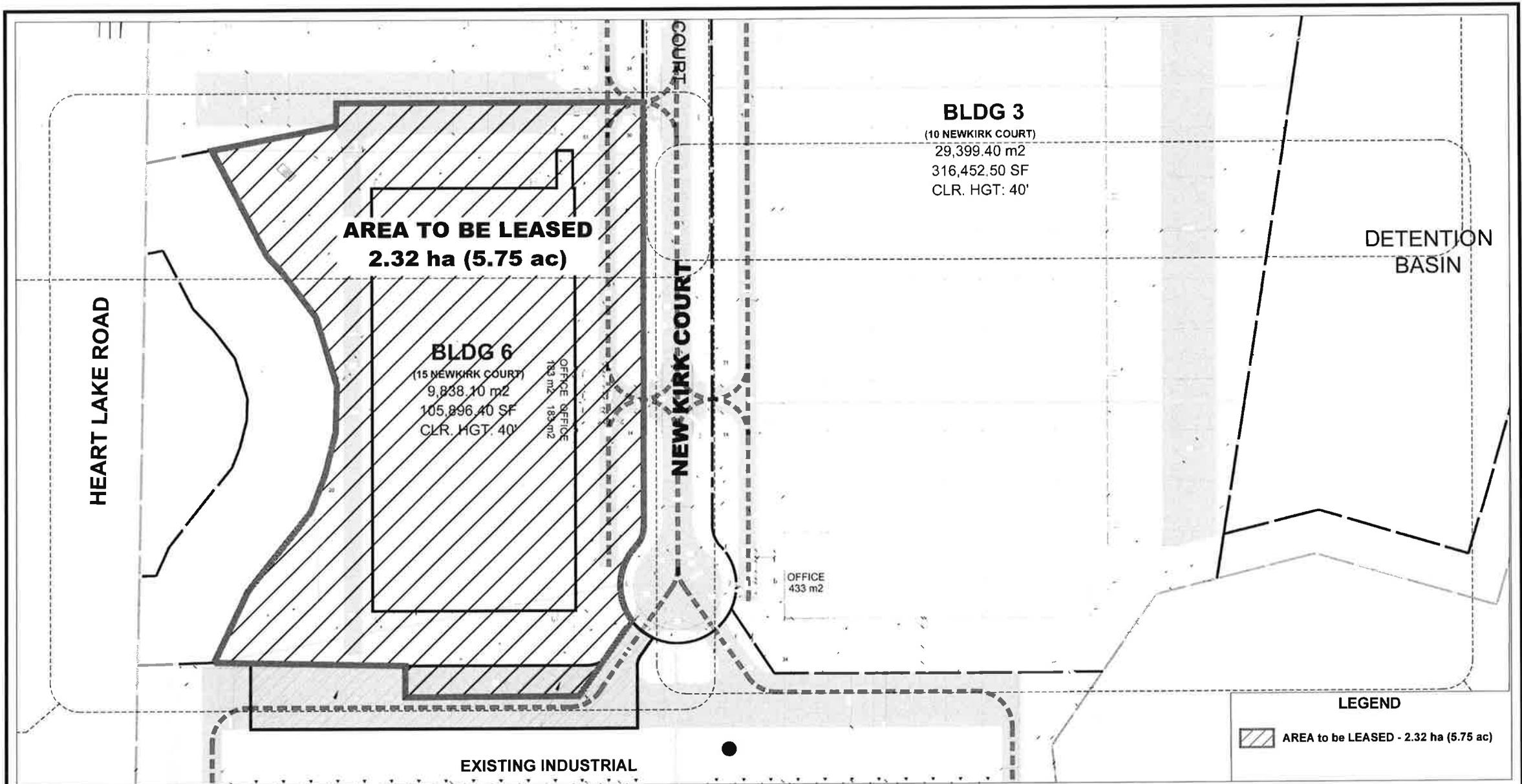
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at www.elto.gov.on.ca

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS **11th Day of May, 2023**

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
Jeanie.myers@brampton.ca



CONSENT SKETCH - PROPOSED LEASE
SITE PLAN OVERLAY
 SITE PLAN APPLICATION: SPA-2021-0134
 15 NEWKIRK COURT
 PARTS 8, 9, 10, PLAN 43R-39991
 CITY of BRAMPTON, REGION of PEEL

P.N.: 20.2767.00	Date: May 1, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2767_Consent_Plan



GWD
 Gogoon Walker Domes
 PROFESSIONAL PLANNERS

7685 Hurontario Street
 Suite 501
 Brampton, Ontario
 L6W 6B4
 P: (905) 796-5790
 F: 1 (855) 771-7265
 W: www.gwdplanners.com

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 **May, 30 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, May 25, 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, May 25, 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, May 25, 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, May 25, 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.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

May 1, 2023

GWD File:
20.2767.00 COA

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2

B-2023-0016

Attention: Ms. Jeanie Myers
Secretary-Treasurer, Committee of Adjustment

Subject: Application to the Committee of Adjustment – Consent
15 Newkirk Court
Part of Lot 16, Concession 3, E.H.S.
Block 7, Part of Blocks 6, 8 of 43M-2107
Parts 8, 9, 10 of 43R-39991
City of Brampton, Ontario
Ward 2

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Heart Lake Holdings Inc., Fiera Real Estate Core Fund GP Inc., and Fiera Real Estate Core Fund LP, the legal Registered Owners of the lands municipally known as 15 Newkirk Court in the City of Brampton.

Our office is pleased to submit the enclosed Consent Application for the purpose of granting a lease in excess of 21 years. The land to be leased has a frontage of approximately ~177 metres (~580 feet), a depth of approximately ~145 metres (475 feet) and an area of approximately 2.32 hectares (5.73 acres). It is occupied by an industrial building.

The effect of the application is to facilitate a long-term lease between the Owner of the lands (Heart Lake Holdings Inc., Fiera Real Estate Core Fund GP Inc., Fiera Real Estate Core Fund LP) and the Tenant (Handi Foods Ltd.)

The subject property and abutting lands fronting onto Newkirk Court and Ecopark Close have been subject to a lengthy planning approvals process. Shell construction is substantially complete with first occupancy expected later this spring.

Appended to this letter is a copy of the area Reference Plan, Overall Site Plan, and overlays delineating the extent of the leased lands.

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



Deliverables

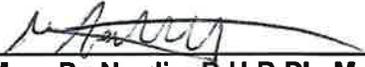
The lease has been reviewed in the context of the relevant provisions prescribed within Sections 50(3), 53(12), and 51(24) of the *Planning Act*. We are of the opinion that it is considered to represent proper and orderly planning and can be supported from a land use perspective.

In support of the Application we submit the following:

- Completed Application Form;
- Covering Letter;
- Reference Plan 43R-39991 which was deposited with the Peel Land Registry Office on July 15, 2021;
- Consent Sketch prepared by Gagnon Walker Domes Ltd. dated May 1, 2023; and
- \$4,391.00 processing fee payable to the "City of Brampton".

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

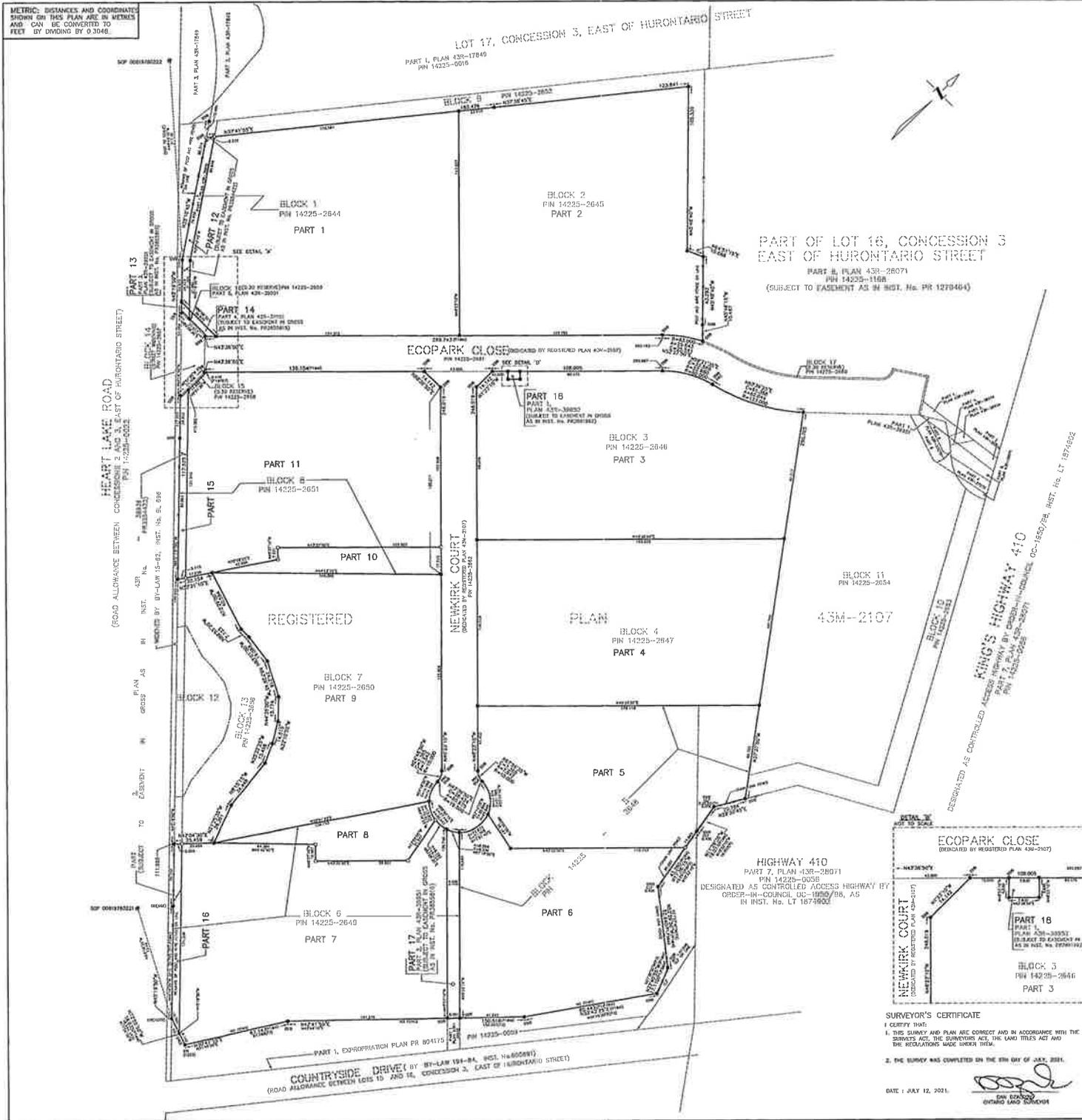
Yours truly,



Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com

C.c. **Berkshire Axis Development**
M. Gagnon, Gagnon Walker Domes Ltd.

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



1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
 RECEIVED AND DEPOSITED
 DATE JULY 14, 2021
 DATE JULY 15, 2021
 CIVIL ENGINEER
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL No. 47

SCHEDULE

PART	BLOCK	REGISTERED PLAN	PIN	AREA (M ²)
1	PART OF 1		PART OF 14225-2644	22278.4
2	PART OF 2		PART OF 14225-2644	22282.4
3	PART OF 3		PART OF 14225-2644	20993.0
4	PART OF 4		PART OF 14225-2644	14255.0
5	PART OF 5		PART OF 14225-2644	13500.0
6	PART OF 6		PART OF 14225-2644	14100.0
7	PART OF 7		PART OF 14225-2644	11000.0
8	PART OF 8	43M-2107	PART OF 14225-2651	10250.0
9	PART OF 9		PART OF 14225-2651	12100.0
10	PART OF 10		PART OF 14225-2644	2100.0
11	PART OF 11		PART OF 14225-2644	2100.0
12	PART OF 12		PART OF 14225-2644	2100.0
13	PART OF 13		PART OF 14225-2644	2100.0
14	PART OF 14		PART OF 14225-2644	2100.0
15	PART OF 15		PART OF 14225-2644	2100.0
16	PART OF 16		PART OF 14225-2644	2100.0
17	PART OF 17		PART OF 14225-2644	2100.0
18	PART OF 18		PART OF 14225-2644	2100.0

PARTS 1, 12, 13 AND 14 - COMPRISE ALL OF PIN 14225-2644.
 PARTS 2, 3, 10 AND 17 - COMPRISE ALL OF PIN 14225-2644.
 PARTS 4, 5, 6, 7, 8, 9, 11 AND 15 - COMPRISE ALL OF PIN 14225-2651.
 PARTS 12, 13, 15 AND 18 - SUBJECT TO EASEMENT IN CROSS AS IN INST. No. P0320417.
 PARTS 13 AND 14 - SUBJECT TO EASEMENT IN CROSS AS IN INST. No. P0320417.
 PART 15 - SUBJECT TO EASEMENT IN CROSS AS IN INST. No. P0320417.
 PART 18 - SUBJECT TO EASEMENT IN CROSS AS IN INST. No. P0320417.

PLAN OF SURVEY OF BLOCKS 1 TO 8, BOTH INCLUSIVE REGISTERED PLAN 43M-2107 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL SCALE 1:1000
 SCHAEFFER DZALDOV BENNETT LTD.

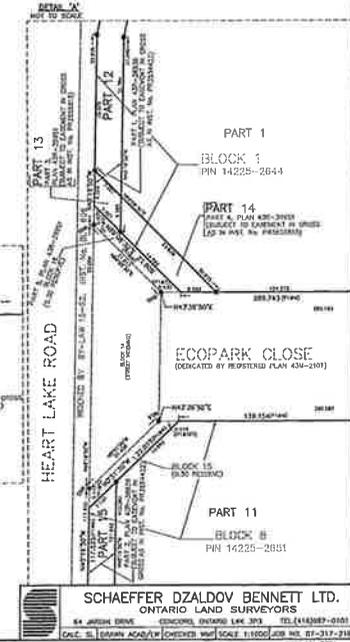
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NOTE: 0.30 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.
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 BEARINGS ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99978.

SPECIFIED CONTROL POINTS (SCPP) UTM ZONE 17, 6003 (ORIGINAL) COORDINATES TO UTM ACCORDING TO SEC 14(1) OF REG. 116/18

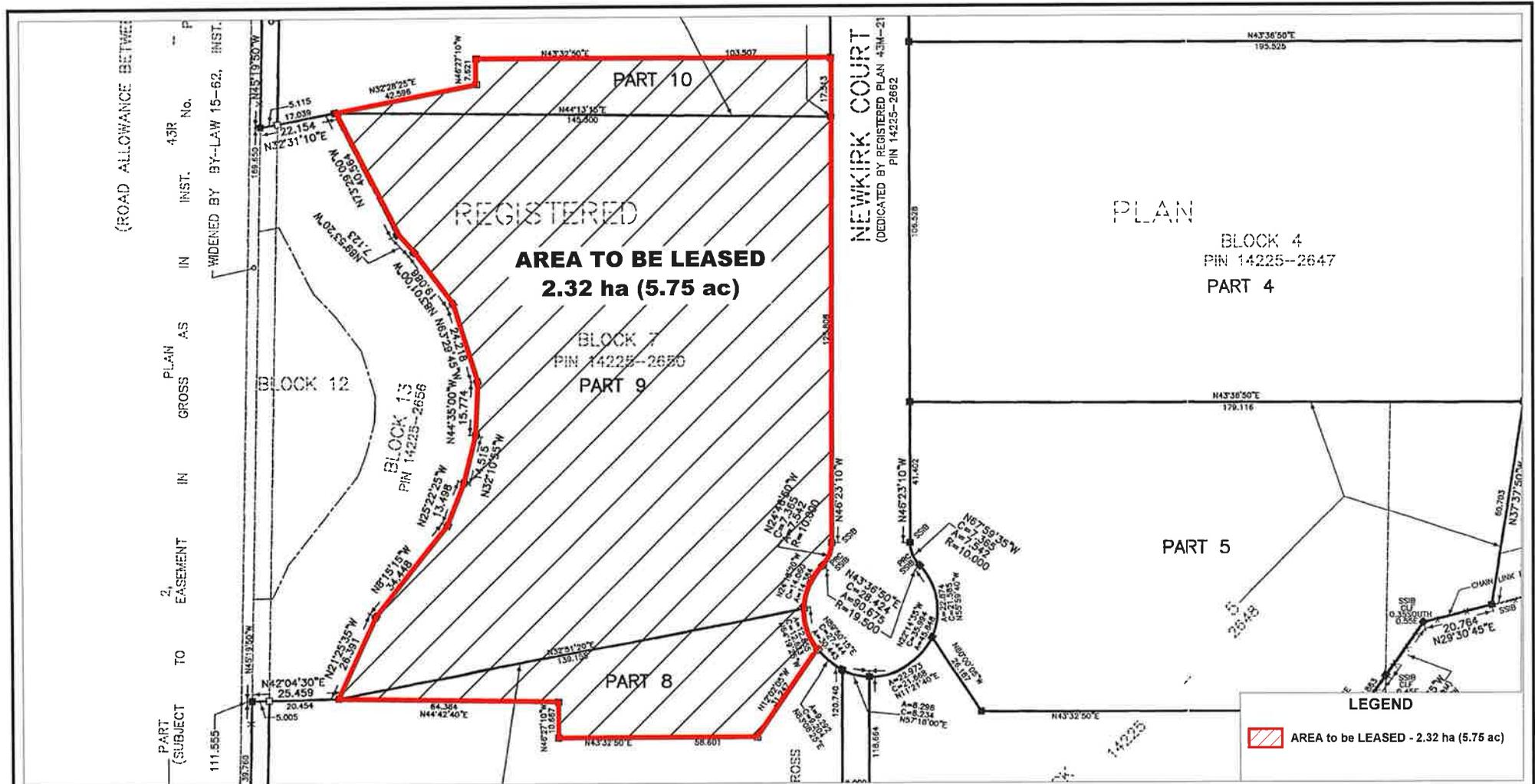
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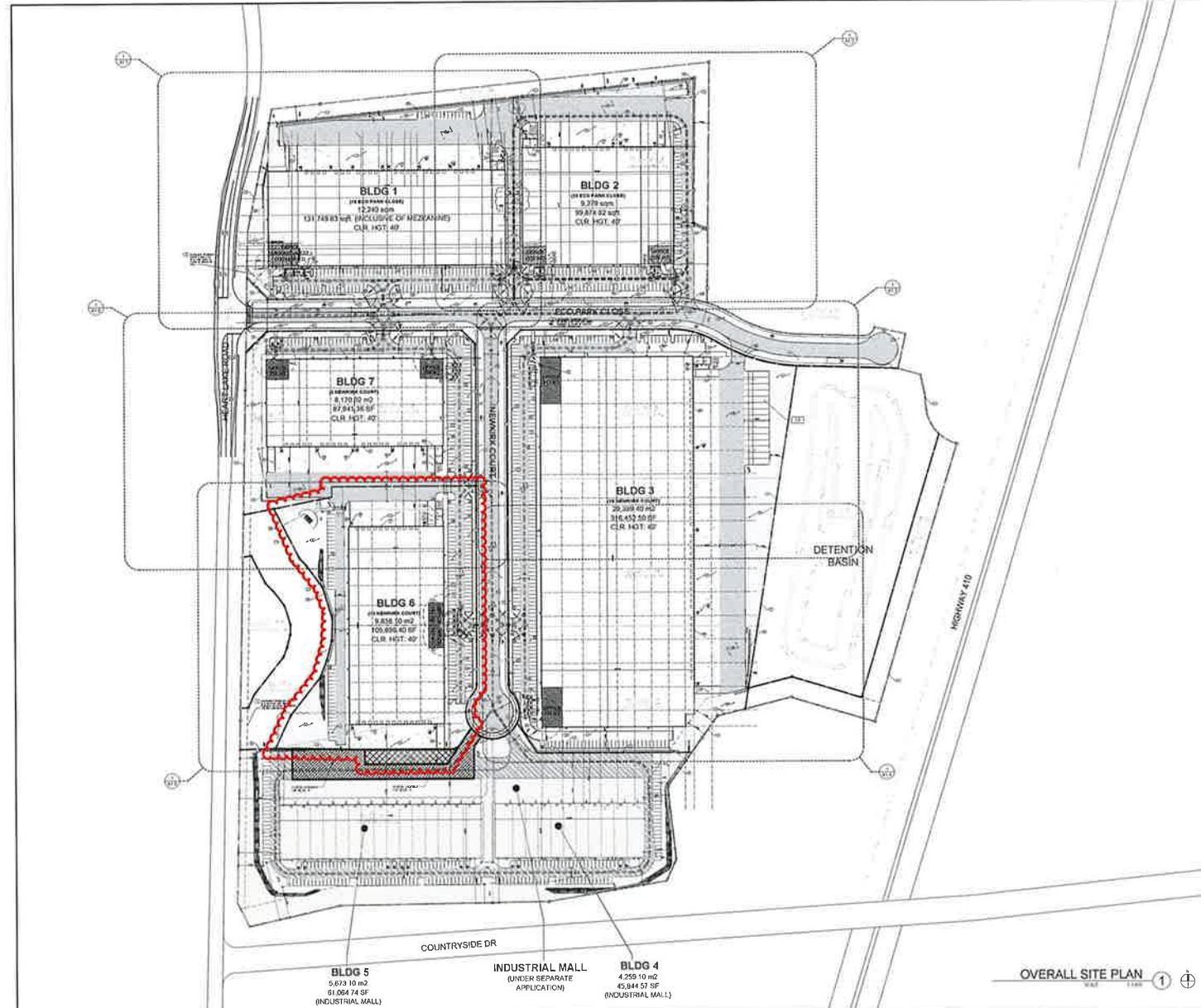
COORDINATES GIVEN IN THEMSELVES BE USED TO ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF JULY, 2021.
 CIVIL ENGINEER
 GREGORY LAND SURVEYORS
 DATE: JULY 12, 2021.

SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 64 JENNIE DRIVE (CORNER) ONTARIO L4K 3Y3 TEL: (416) 889-0100
 600 GERRARD ST. E. (CORNER) ONTARIO M4E 1B7 TEL: (416) 317-7119
 JULY 12, 2021



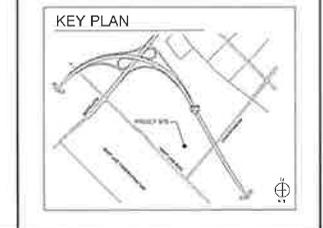


SITE STATISTICS (RENTAL BUILDINGS)

Category	Value
BLDG 1 (PROPOSED) 12,240 SQM	12,240 SQM
BLDG 2 (PROPOSED) 9,378 SQM	9,378 SQM
BLDG 3 (PROPOSED) 29,399 SQM	29,399 SQM
BLDG 4 (INDUSTRIAL MALL) 45,844 SQM	45,844 SQM
BLDG 5 (INDUSTRIAL MALL) 51,604 SQM	51,604 SQM
BLDG 6 (INDUSTRIAL MALL) 100,690 SQM	100,690 SQM
BLDG 7 (PROPOSED) 82,944 SQM	82,944 SQM
INDUSTRIAL MALL (UNDER SEPARATE APPLICATION)	-
TOTAL	332,095 SQM

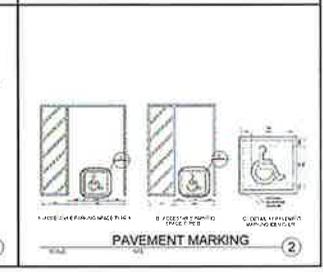
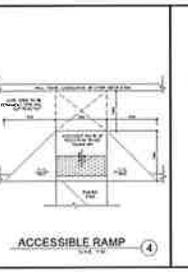
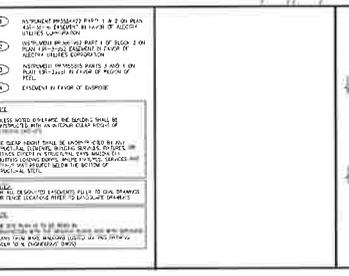
WARE MALCOMB
 PROJECT MANAGER
 PROJECT ENGINEER
 PROJECT ARCHITECT
 PROJECT SUPERVISOR

HEART LAKE ROAD
 HEART LAKE RD., BRAMPTON
 ONTARIO, CANADA



- SITE PLAN NOTES**
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- SITE LEGEND**
- 1. PROPOSED IMPROVED PAVEMENT
 - 2. EXISTING IMPROVED PAVEMENT
 - 3. EXISTING ASPHALT PAVEMENT
 - 4. EXISTING CONCRETE PAVEMENT
 - 5. EXISTING GRAVEL PAVEMENT
 - 6. EXISTING DIRT PAVEMENT
 - 7. EXISTING GRASS
 - 8. EXISTING TREES
 - 9. EXISTING SHRUBS
 - 10. EXISTING FENCES
 - 11. EXISTING UTILITIES
 - 12. EXISTING STRUCTURES
 - 13. EXISTING DRIVEWAYS
 - 14. EXISTING SIDEWALKS
 - 15. EXISTING STAIRS
 - 16. EXISTING RAMPWAYS
 - 17. EXISTING ELEVATORS
 - 18. EXISTING ESCALATORS
 - 19. EXISTING LIFTWAYS
 - 20. EXISTING ACCESSIBLE ROUTES
 - 21. EXISTING ACCESSIBLE PARKING
 - 22. EXISTING ACCESSIBLE CURBS
 - 23. EXISTING ACCESSIBLE CROSSINGS
 - 24. EXISTING ACCESSIBLE ENTRANCES
 - 25. EXISTING ACCESSIBLE EXITS
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 - 34. EXISTING ACCESSIBLE CROSSINGS
 - 35. EXISTING ACCESSIBLE ENTRANCES
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 - 100. EXISTING ACCESSIBLE CROSSINGS



OVERALL SITE PLAN

SCALE: 1:1000

DATE: 2022-10-04

PROJECT: HEART LAKE ROAD

CLIENT: WARE MALCOMB

PROJECT MANAGER: [Name]

PROJECT ENGINEER: [Name]

PROJECT ARCHITECT: [Name]

PROJECT SUPERVISOR: [Name]

SCALE: 1:1000

DATE: 2022-10-04

PROJECT: HEART LAKE ROAD

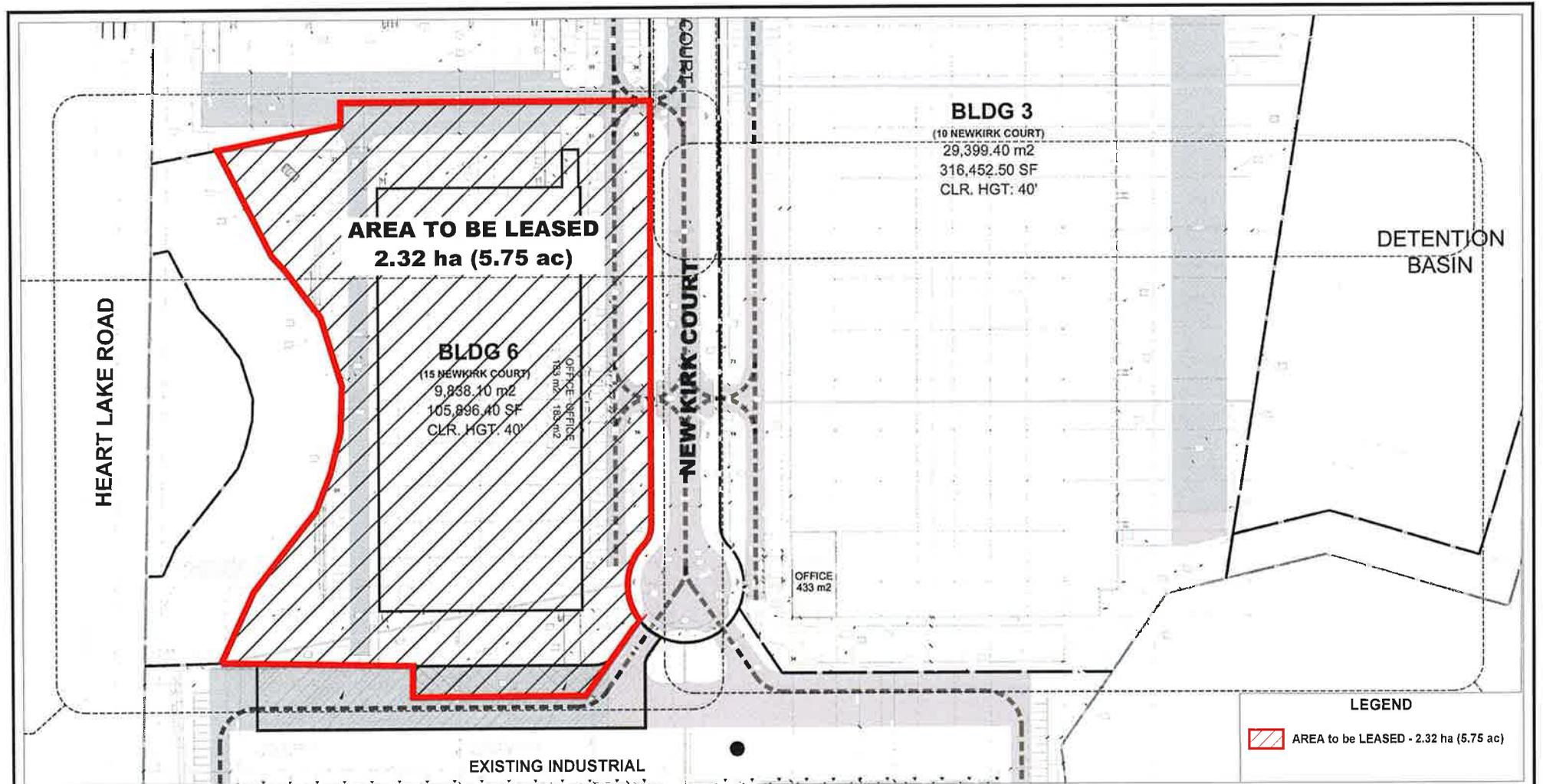
CLIENT: WARE MALCOMB

PROJECT MANAGER: [Name]

PROJECT ENGINEER: [Name]

PROJECT ARCHITECT: [Name]

PROJECT SUPERVISOR: [Name]



CONSENT SKETCH - PROPOSED LEASE
SITE PLAN OVERLAY
 SITE PLAN APPLICATION: SPA-2021-0134
 15 NEWKIRK COURT
 PARTS 8, 9, 10, PLAN 43R-39991
 CITY of BRAMPTON, REGION of PEEL

P.N.: 20.2767.00	Date: May 1, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2767_Consent_Plan
	 <small>7685 Hurontario Street Suite 501 Brampton, Ontario L6W 0G4 Cognate Walker Domes p: 6055 726-5790 f: 1 (855) 771-7266 w: www.gwdinc.com</small>



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** Heart Lake Holdings Inc., Fiera Real Estate Core Fund GP Inc., Fiera Real Estate Core Fund LP
(print given and family names in full)

Address 75 Scarsdale Road, Suite 201, Toronto, ON, M3B 2R2

Phone # (416) 485-7860 x120 **Fax #** N/A

Email lmarlowe@berkshireaxis.com

(b) **Name of Authorized Agent** Gagnon Walker Domes Ltd.

Address 7685 Hurontario Street, Suite 501, Brampton, ON, L6W 0B4

Phone # (905) 796-5790 X257 **Fax #** N/A

Email mdenardis@gwdplanners.com

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: The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years. The land to be leased has a frontage of approximately ~177 metres, a depth of approximately ~145 metres and an area of approximately 2.32 hectares, and is occupied by an industrial building. The effect of the application is to facilitate a long-term lease between the Owner of the lands (Heart Lake Holdings Inc., Fiera Real Estate Core Fund GP Inc., Fiera Real Estate Core Fund LP) and the Tenant (Handi Foods Ltd.)

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.**

Handi Foods Ltd.

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

a) Name of Street	<u>Newkirk Court</u>	Number	<u>15</u>
b) Concession No.	<u>3 E.H.S.</u>	Lot(s)	<u>N/A</u>
c) Registered Plan No.	<u>43M-2107</u>	Lot(s)	<u>Block 7, Part of Blocks 6, 8</u>
d) Reference Plan No.	<u>43R-39991</u>	Lot(s)	<u>Parts 8, 9, 10</u>
e) Assessment Roll No.	<u>N/A</u>	Geographic or Former Township	<u>Chinguacousy</u>

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

Yes No

Specify: PR3554422 - Alectra Utilities, PR4160890 - Stormwater Management, Sanitary Sewer, PR4160891 - Vehicular & Pedestrian Access

6. Description of severed land: (in metric units)

a) Frontage ~177 Depth ~145 (Varies) Area 2.32

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 severed:
(existing) Industrial Warehouse, Under Construction
(proposed) Industrial Warehouse

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

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" 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):	<u>N/A</u>	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" 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):	<u>N/A</u>	

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

a) Frontage ~177 Depth ~145 (Varies) Area 2.32

b) Existing Use Industrial Warehouse (Under Construction) Proposed Use Industrial Warehouse

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

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

N/A

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" 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): N/A

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" 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): N/A

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	<u>M1-2535, M1-2536, M1-2537</u>	<u>M1-2535, M1-2536, M1-2537</u>
Official Plans		
City of Brampton	<u>Industrial, Prestige Industrial</u>	<u>Industrial, Prestige Industrial</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

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 # 21T-09012B Status/Decision Approved, Registered June 2021

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

Date of Transfer N/A Land Use N/A

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	<u>N/A</u>	<u>N/A</u>
Zoning By-law Amendment	<u>C03E16.003</u>	<u>Approved</u>
Minister's Zoning Order	<u>N/A</u>	<u>N/A</u>
Minor Variance	<u>A-2021-0213</u>	<u>Approved</u>
Validation of the Title	<u>N/A</u>	<u>N/A</u>
Approval of Power and Sale	<u>N/A</u>	<u>N/A</u>
Plan of Subdivision	<u>21T-09012B</u>	<u>Approved and Registered</u>

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 02 day of May, 2023.

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, Marc De Nardis of the City of Vaughan

in the County/District/Regional Municipality of York solemnly declare that all the statements contained in t 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 20 day of May, 2023.



Signature of applicant/solicitor/authorized agent, etc.

Submit by Email

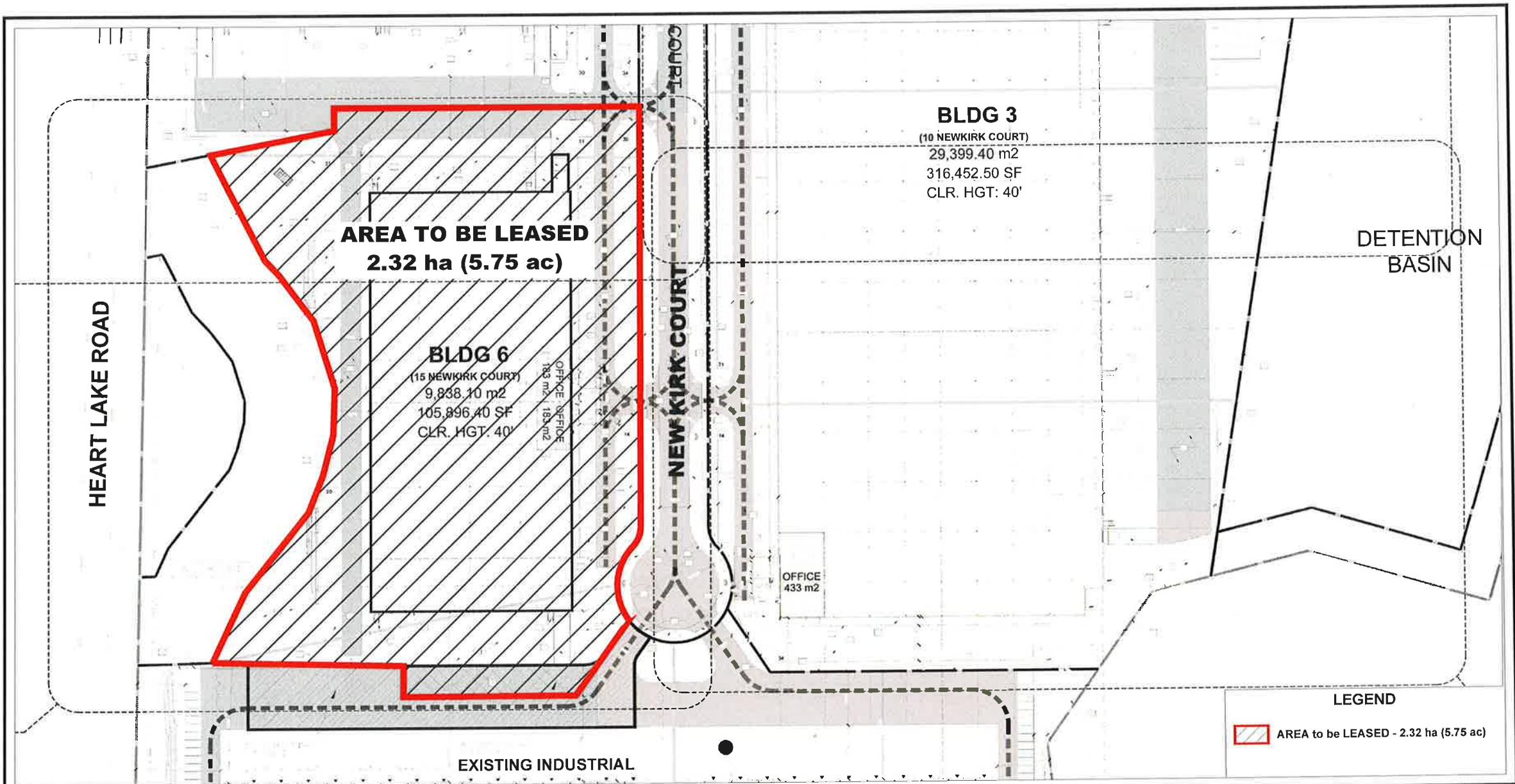
Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

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.

L Barbuto may 2, 2023
Zoning Officer Date

DATE RECEIVED MAY 2, 2023

Date Application Deemed Complete by the Municipality



**CONSENT SKETCH - PROPOSED LEASE
SITE PLAN OVERLAY**

SITE PLAN APPLICATION: SPA-2021-0134

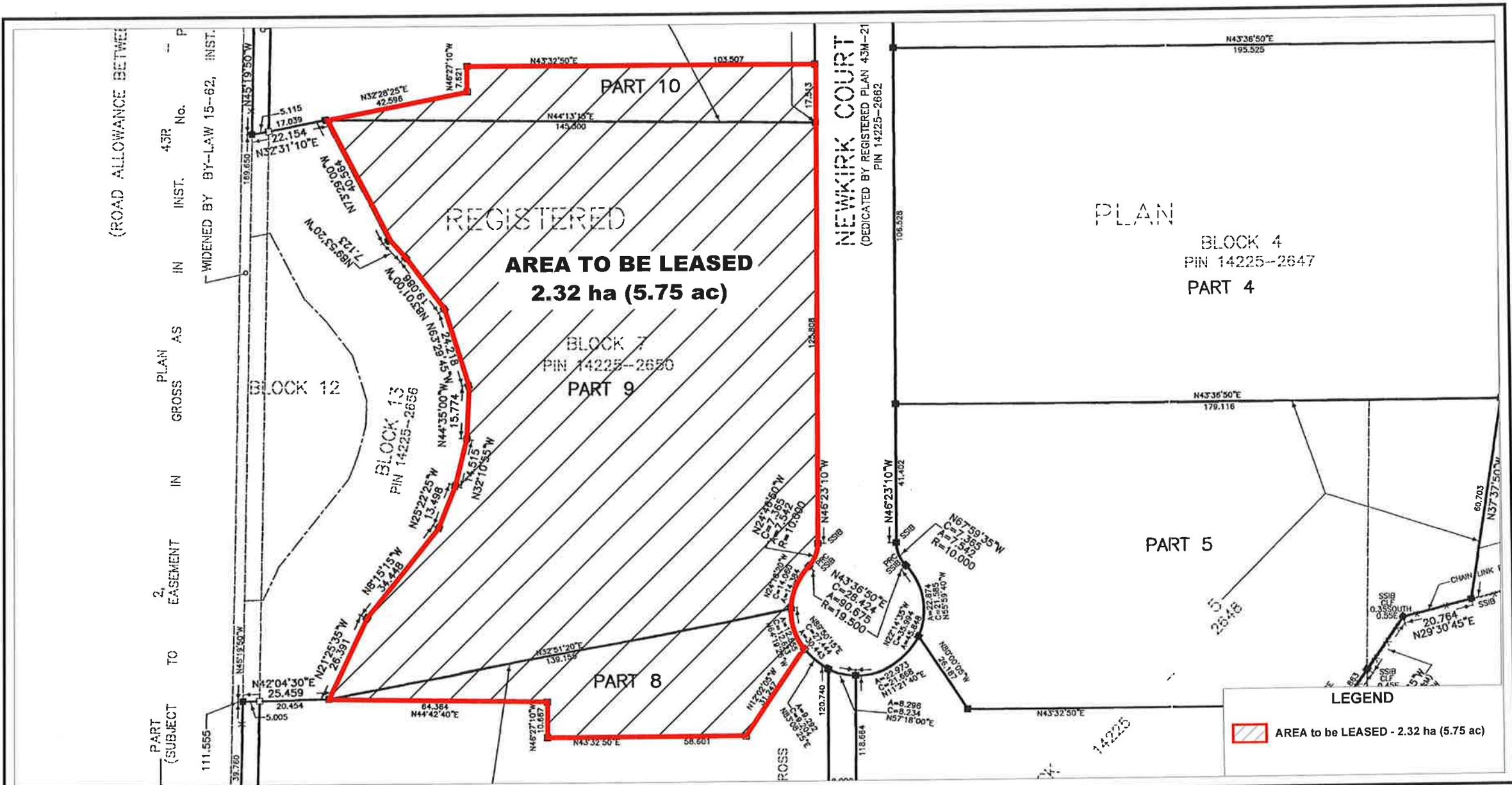
15 NEWKIRK COURT

PARTS 8, 9, 10, PLAN 43R-39991

CITY of BRAMPTON, REGION of PEEL

P.N.: 20.2767.00	Date: May 1, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2767_Consent_Plan
	GWD Gagnon Walker Domes PROFESSIONAL PLANNERS

7685 Hurontario Street
Suite 501
Brampton, Ontario
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p: (905) 788-5790
ff: 1 (855) 771-7266
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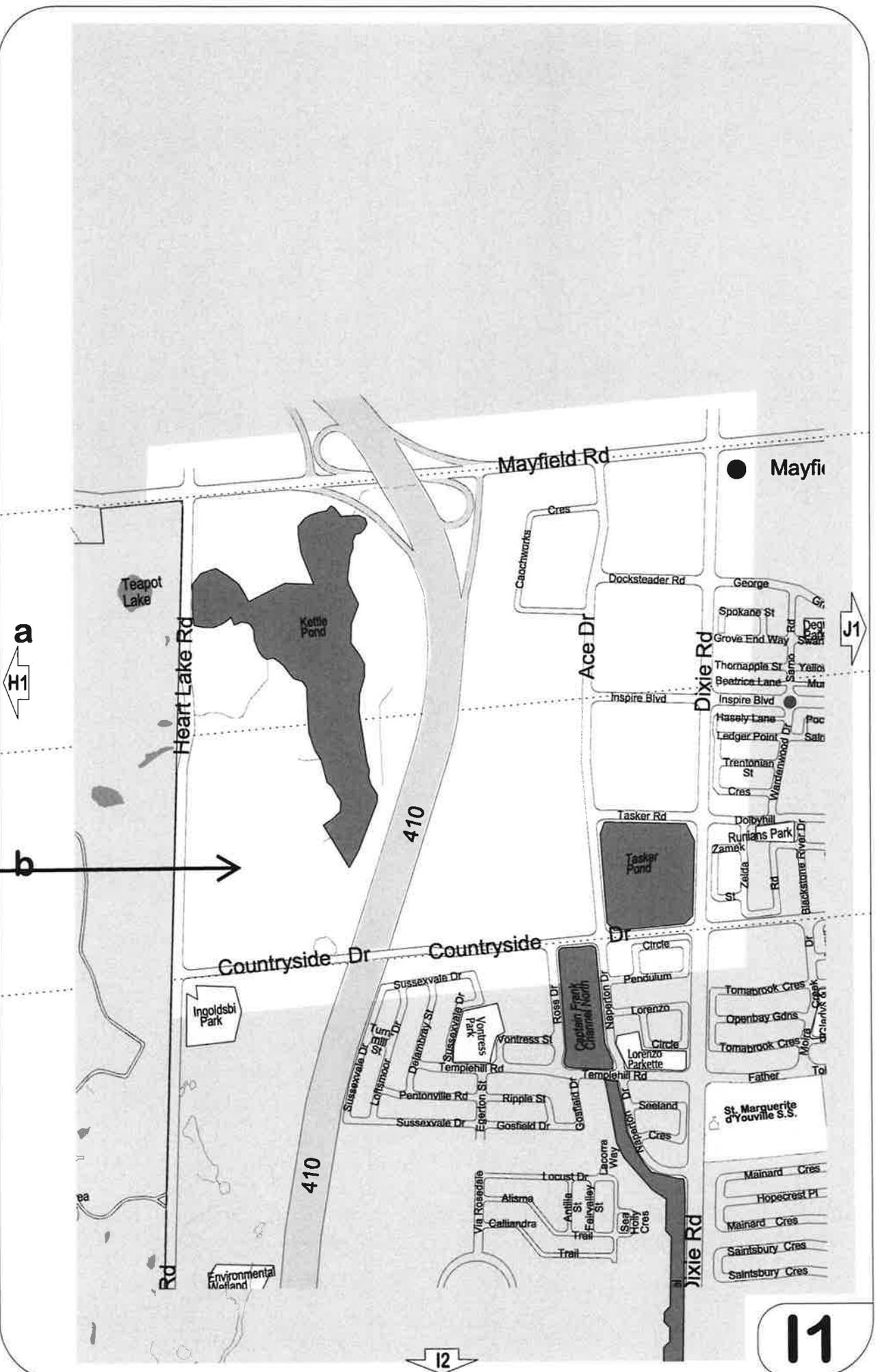
CONSENT SKETCH - PROPOSED LEASE

15 NEWKIRK COURT
 PARTS 8, 9, 10, PLAN 43R-39991
 CITY of BRAMPTON
 REGION of PEEL

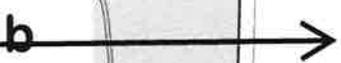
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B-2023-0016



● Mayfield



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