

APPLICATION # B-2023-0007
Ward # 6

DEFERRED NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **MAY JUNIOR HOLDINGS LIMITED**

Purpose and Effect

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement having a width of approximately 8.0 metres (26.25 feet); a depth of approximately 62.0 metres (203.41 feet) and an area of approximately 0.050 hectares (0.124 acres). It is proposed that a service utility and sanitary force-main sewer easement be established in favour of the abutting properties municipally known as 8175 and 8310 Winston Churchill Boulevard.

Location of Land:

Municipal Address: 0 Winston Churchill Boulevard

Former Township: Chinguacousy

Legal Description: Part of Lot 1, Concession 6 WHS

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

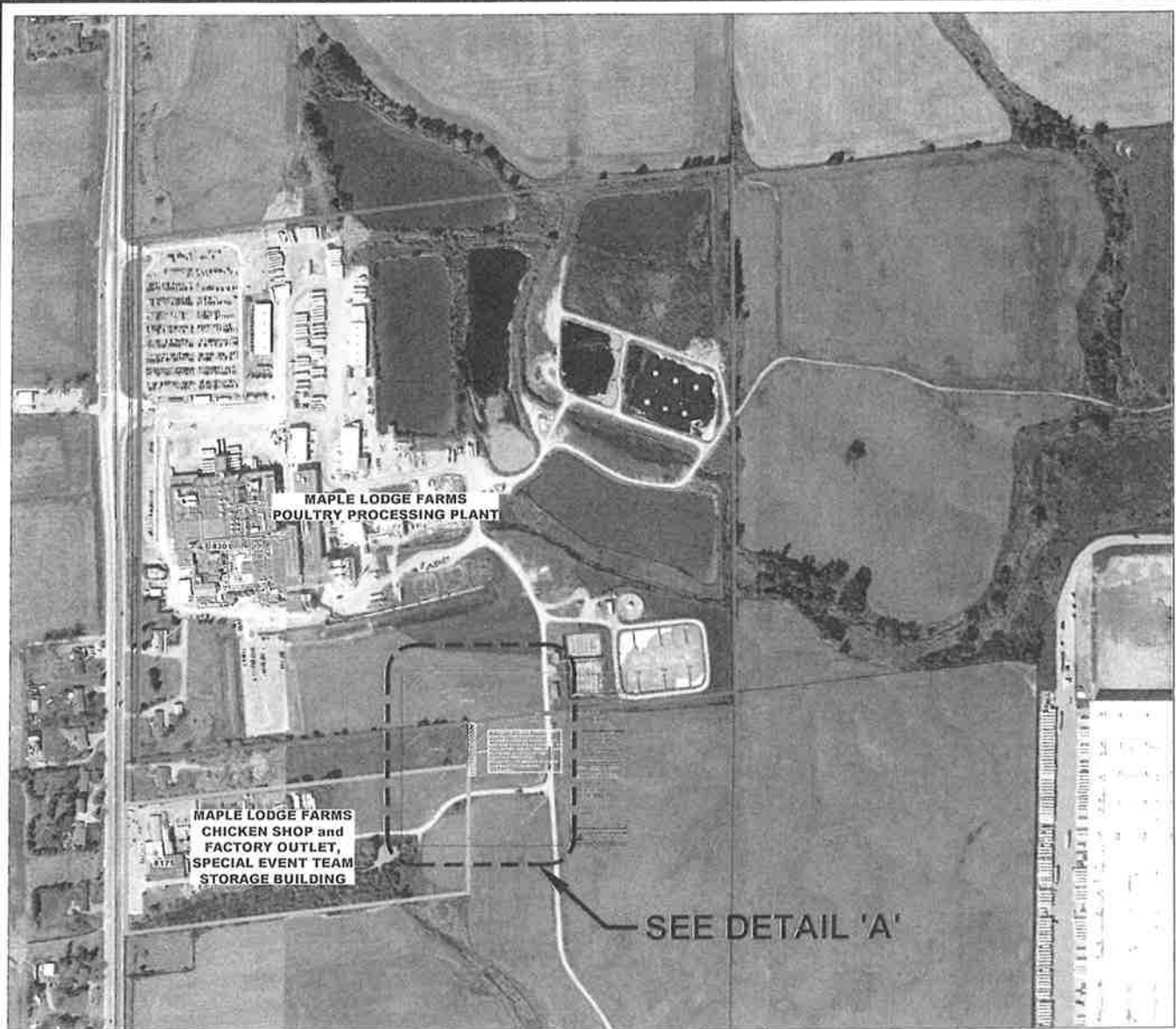
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer 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 EASEMENT

SITE PLAN APPLICATION: SPA-2022-0043
 '0' WINSTON CHURCHILL BOULEVARD
 CITY of BRAMPTON
 REGION of PEEL

LEGEND	
	Maple Lodge Farms Poultry Processing Plant (MLF)
	Maple Lodge Farms Chicken Shop and Factory Outlet, Special Event Team Storage Building
	Service Utility and Sanitary Force-main Sewer Easement 8.0m, 0.050 hectares (0.124 acres)

P.N.: 11,1768,00	Date: February 27, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 1768_Consent_Plan



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

April 25, 2023

GWD File:
11.1768.00 COA

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

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

Subject: SUPPLEMENTARY LETTER
Application to the Committee of Adjustment – Consent
'0' Winston Churchill Boulevard
Part of West Half Lot 1, Concession 6, W.H.S.
City of Brampton, Ontario
City File: B-2023-0007
City Related File: SPA-2022-0043
Ward 6

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Maple Lodge Farms Ltd. (MLF) and its affiliated companies.

Consent Application B-2023-0007 was filed by our office on February 28, 2023. Notwithstanding the positive Staff Recommendation Report, the Application was deferred at the March 28, 2023 Committee of Adjustment to allow further consultation with the Region of Peel.

Our office has since then engaged in discussions with Regional Staff. Our previous concerns regarding their conditions of approval have now been addressed.

Please accept this letter as our request to have B-2023-0007 scheduled for the May 30, 2023 Committee of Adjustment Hearing. For convenience appended to letter is our original and supplementary letters dated February 28, 2023 and March 27, 2023.

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

GAGNON WALKER DOMES LTD.

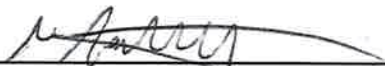
7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

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Yours truly,



Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate

mdenardis@gwdplanners.com

C.c. S. Sandhu, City of Brampton
M. Gerolini, City of Brampton
Maple Lodge Farms Ltd.
IFAB Engineering Partners Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

March 27, 2023

**GWD File:
11.1768.00 COA**

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

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

**Subject: SUPPLEMENTARY LETTER
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Part of West Half Lot 1, Concession 6, W.H.S.
City of Brampton, Ontario
City File: B-2023-0007
City Related File: SPA-2022-0043
Ward 6**

Dear Jeanie:

As you are aware Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Maple Lodge Farms Ltd. (MLF) and its affiliated companies. We have reviewed the Staff Recommendation Report for Consent Application B-2023-0007. Notwithstanding Staff's support of the Application we would like to take this opportunity to register our comments, concerns and recommendations on the Conditions of Approval. Kindly distribute to all Committee Members in advance of the Hearing.

CONDITION #2 – Archaeological Assessment

Our office has consulted with City Heritage Staff regarding the preparation and submission of an Archaeological Assessment. Staff have been informed that Assessments have already been completed and registered with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). As such, no further Assessment is required and the Condition can be removed.

CONDITION #3 – Region of Peel Land Dedication and Access Configuration

Commentary and conditions provided by the Region of Peel have been reviewed. An attempt was made by our office to connect with the assigned Commenter. We respectfully request that the Condition be removed.

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1. The subject property is vacant, free of any buildings and structures. It is actively being farmed for commodity grains. There are no existing vehicular driveways along the Winston Churchill Boulevard frontage and none are proposed.
2. No Regional sanitary service is currently available along Winston Churchill Boulevard. As a result MLF must service their facility (existing and proposed) via private services. The timing as to when a public sanitary service will become available is unknown. MLF will need to maintain the private easement in perpetuity.
3. May Junior Holdings Ltd. does not benefit in any way from the proposed easement, rather it will further encumber their property and they must now take on additional risk. MLF is the sole beneficiary of the easement.
4. MLF has agreed to pay May Junior Holdings “fair market” value for the proposed easement. This is a commercial transaction between Owners. The Region’s requirement that there be a conveyance of lands along Winston Churchill Boulevard is an additional cost that MLF did not anticipate. It is estimated that the conveyance will total 0.10 hectares (0.25 acres) in size, having an average width of 7.25 metres (23.78 feet) and a length of 245 metres (800 feet). MLF will need to compensate May Junior Holdings an estimated \$250,000.00 to \$300,000.00 placing an additional financial strain on the new Factory Outlet and Special Event Team project.
5. There does not appear to be any correlation between the proposed easement and Region’s road conveyance. Moreover the easement is located ~400 metres (~1,300 feet) east of Winston Churchill Boulevard. It has no direct access or frontage to the Regional road and does not benefit from any of its existing (or future) services.



Figure 1 – MLF Easement and Region of Peel Land Dedication



6. May Junior Holdings has already been subject to two (2) prior road widenings in 2000 and 2007. Pursuant to the *Planning Act*, the Region is entitled to road widenings through the development application process (i.e. Site Plan Approval, Plan of Subdivision). In this instance, deferral of the conveyance request to future planning application(s) is appropriate.

Final Remarks and Recommendation

Thank you for this opportunity to share our Client's comments, observations, and recommendations. We respectfully request that Committee approve the Consent Application and that Staff Recommended Conditions #2 and #3 be removed.

Yours truly,

Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate

mdenardis@gwdplanners.com

- C.c. S. Sandhu, City of Brampton
M. Gerolini, City of Brampton
Maple Lodge Farms Ltd.
IFAB Engineering Partners Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

February 28, 2023

**GWD File:
11.1768.00 COA**

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

**Attention: Ms. Jeanie Myers
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City of Brampton, Ontario
City Related File: SPA-2022-0043
Ward 6**

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Maple Lodge Farms Ltd. (MLF) and its affiliated companies, who own properties totaling approximately 366 hectares (904 acres), located on both the east and west sides of Winston Churchill Boulevard, north of Steeles Avenue. The properties consist of a broad range of uses; including, a Processing Plant, a Retail Outlet Store, a Water Pollution Control Plant, as well as fields on which commodity grains are farmed.

Proposal

Our office is pleased to submit the enclosed Consent Application for the purpose of granting a service utility and sanitary force-main sewer easement with an approximate width of 8.0 metres, a length of 62.0 metres, and an area of 0.050 hectares, in favor of the abutting properties municipally known as 8175 and 8310 Winston Churchill Boulevard.

8301 Winston Churchill Boulevard

At any given time some 1,600 to 1,800 individuals are employed at the main MLF Poultry Processing Plant located at 8301 Winston Churchill Boulevard. In recent years a series of renovations and upgrades to the facility have been completed. In the very near future MLF is planning to commence the next phase of its facility expansion and site improvements.

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Figure 1 – Air Photo Poultry Processing Plant

8175 Winston Churchill Boulevard

By way of background, MLF completed a Zoning By-law Amendment Application on the lands known municipally as 8175 Winston Churchill Boulevard in 2021 (City File: C06W01.005). A formal Site Plan Approval Application was filed on March 7, 2022 to facilitate the construction of its new Chicken Shop and Factory Outlet and Special Event Team Storage Building (City File: SPA-2022-0043). The Application is anticipated to be approved in Q2-2023.

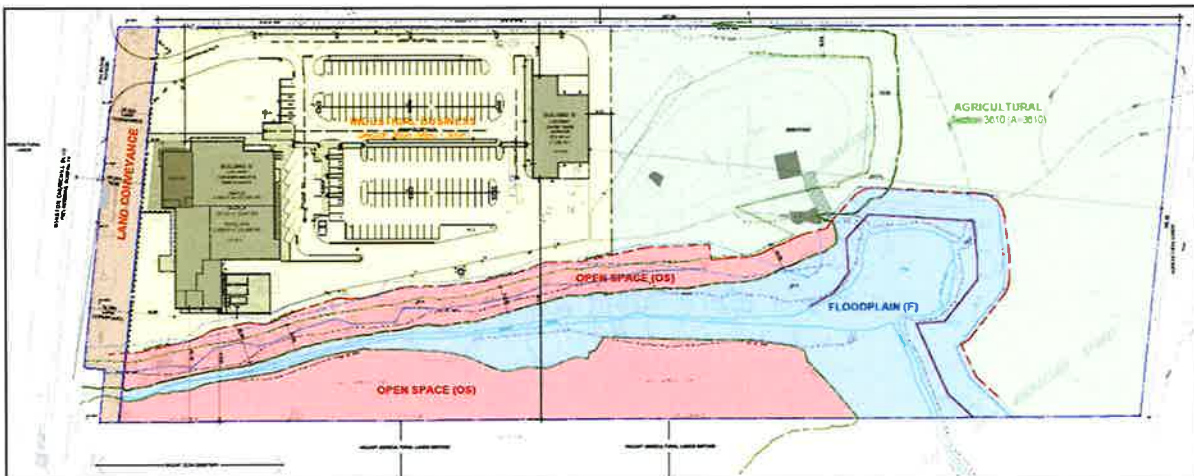


Figure 2 – Zoning Master Site Plan



Figure 3 – Northwest Perspective View of Chicken Shop and Factory Outlet

The proposed easement (PART 1) which is sited on abutting and intervening lands is intended to house infrastructure including a 100mm diameter sanitary force-main, fiber optics, and other necessary utilities connecting 8175 and 8310 Winston Churchill Boulevard.

Deliverables

The easement has been reviewed in the context of the relevant provisions prescribed within Section 53(12) and 51(24) of the *Planning Act*. We are of the opinion that it represents proper and orderly planning and can be supported from a land use perspective.

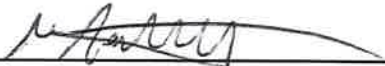
In support of the Application we submit the following:

- Completed Application Form;
- Covering Letter;
- Parcel Registry serving as Proof of Ownership;
- Draft Reference Plan prepared by Clarke Wilkinson Alton Surveying;
- Consent Sketch prepared by Gagnon Walker Domes Ltd.; 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.



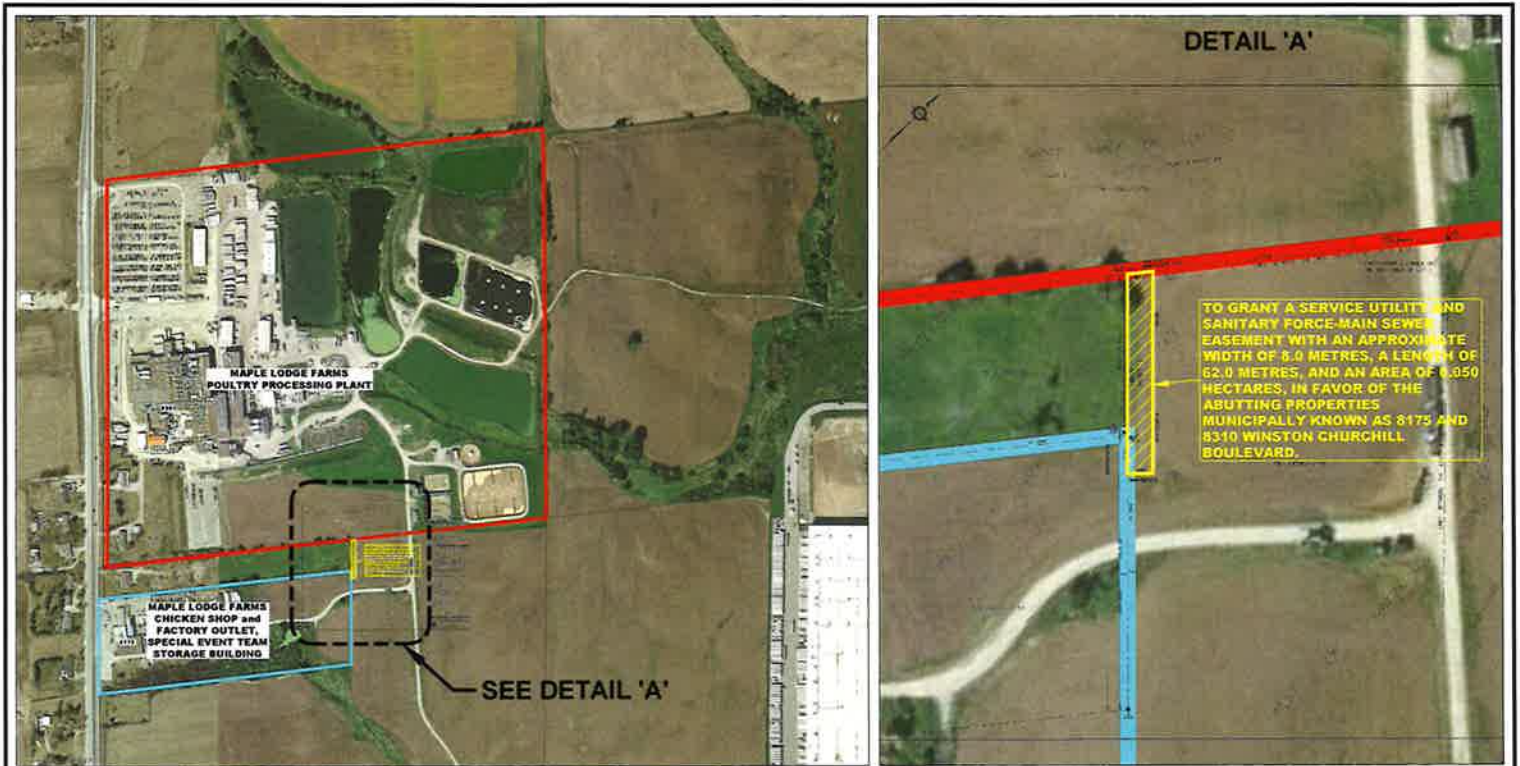
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Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate

mdenardis@gwdplanners.com

C.c. M. Gerolini, City of Brampton
Maple Lodge Farms Ltd.
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CONSENT SKETCH - PROPOSED EASEMENT

SITE PLAN APPLICATION: SPA-2022-0043

'0' WINSTON CHURCHILL BOULEVARD

CITY of BRAMPTON

REGION of PEEL

LEGEND

- Maple Lodge Farms Poultry Processing Plant (MLF)
- Maple Lodge Farms Chicken Shop and Factory Outlet, Special Event Team Storage Building
- Service Utility and Sanitary Force-main Sewer Easement 8.0m, 0.050 hectares (0.124 acres)

P.N.: 11.1768.00

Date: February 27, 2023

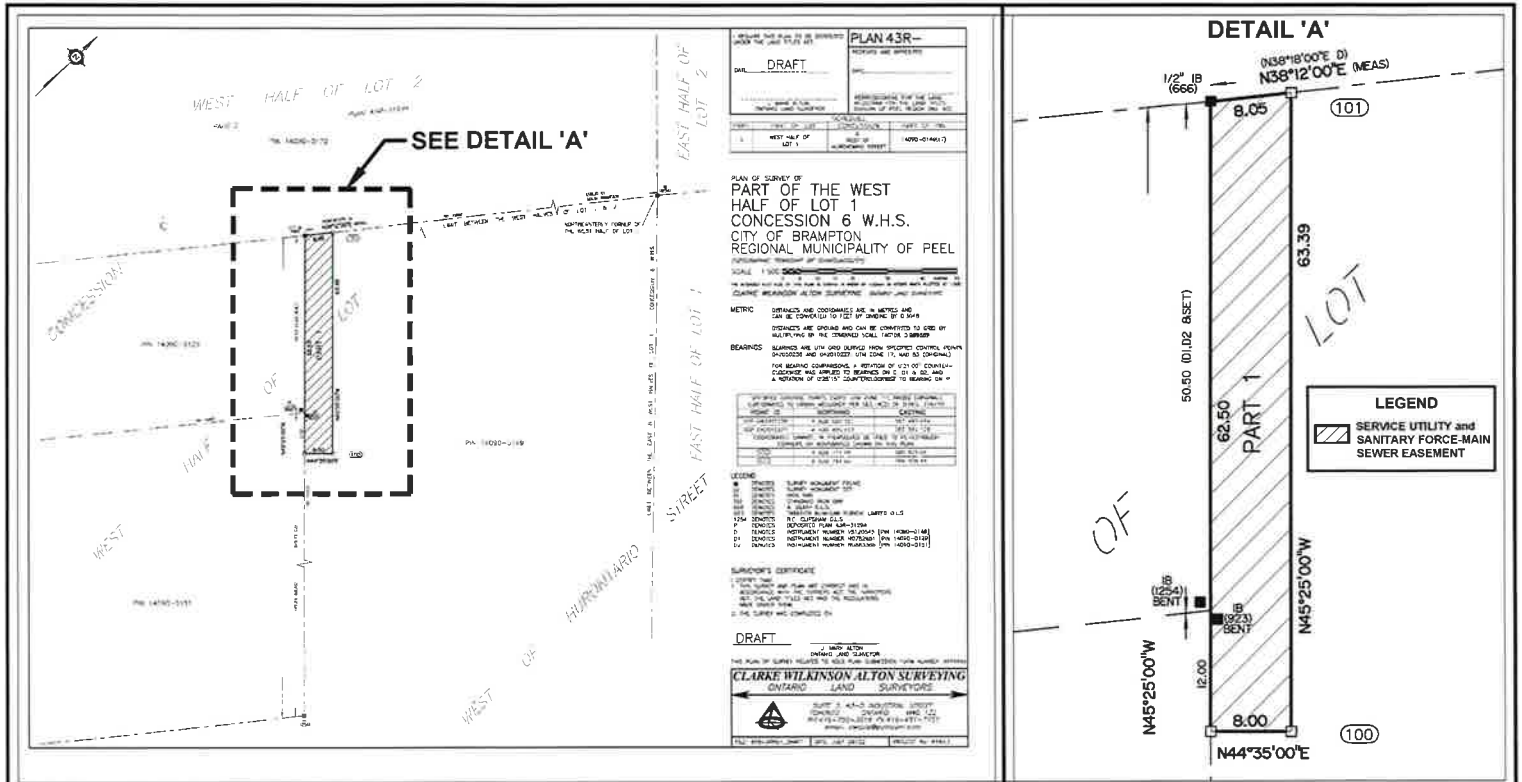
Scale: N.T.S.

Revised:

Drawn By: D.S.

File No.: PN 1768_Consent_Plan





CONSENT SKETCH - PROPOSED EASEMENT
SITE PLAN APPLICATION: SPA-2022-0043
'0' WINSTON CHURCHILL BOULEVARD
CITY OF BRAMPTON
REGION OF PEEL

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Principals

Michael Gagnon
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Andrew Walker
Richard Domes

February 28, 2023

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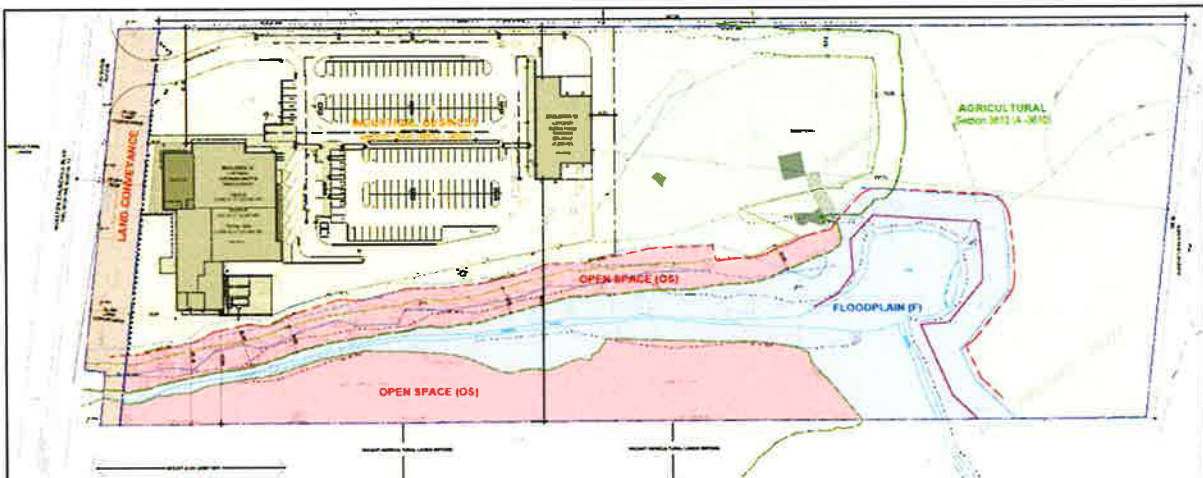


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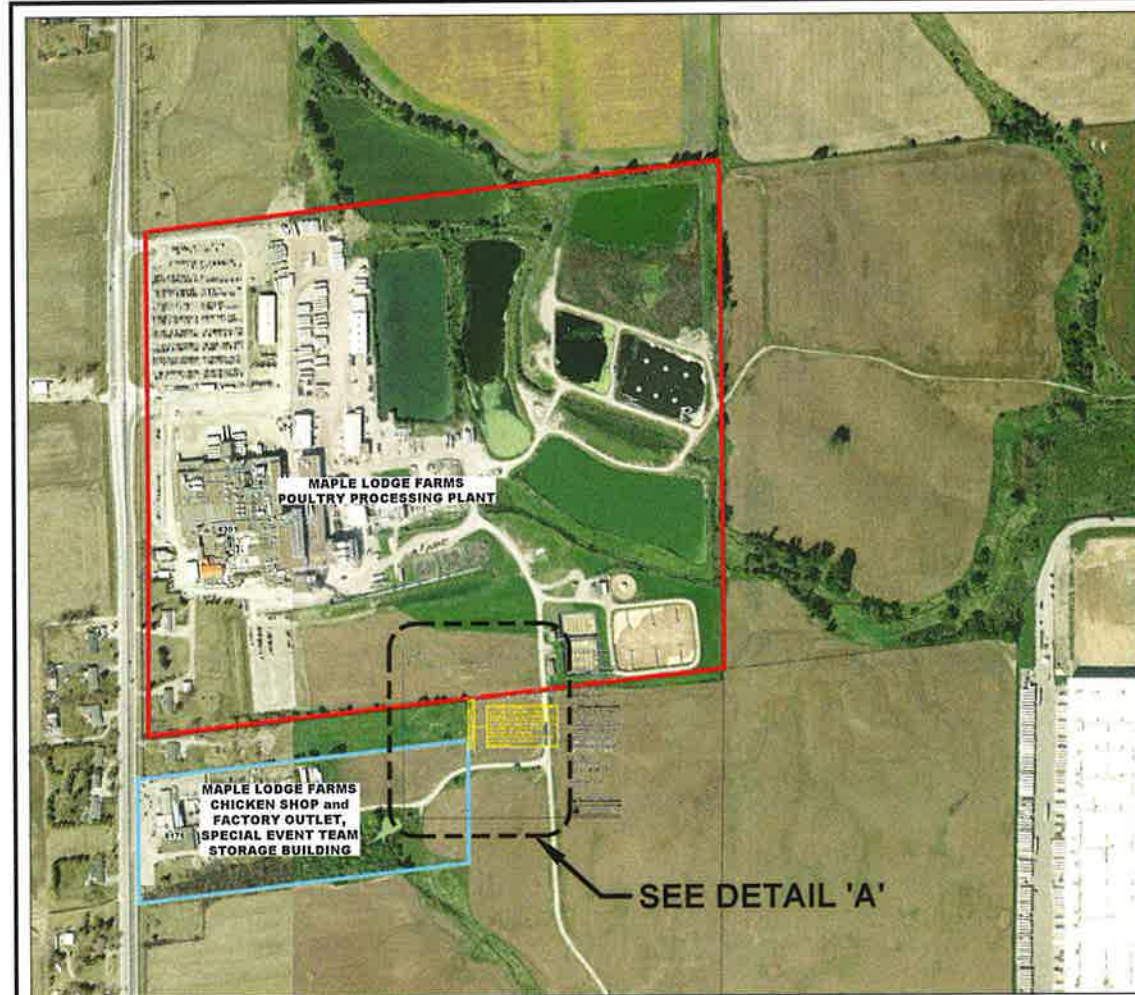
Yours truly,



Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate

mdenardis@gwdplanners.com

C.c. M. Gerolini, City of Brampton
Maple Lodge Farms Ltd.
IFAB Engineering Partners Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.



CONSENT SKETCH - PROPOSED EASEMENT




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CITY of BRAMPTON

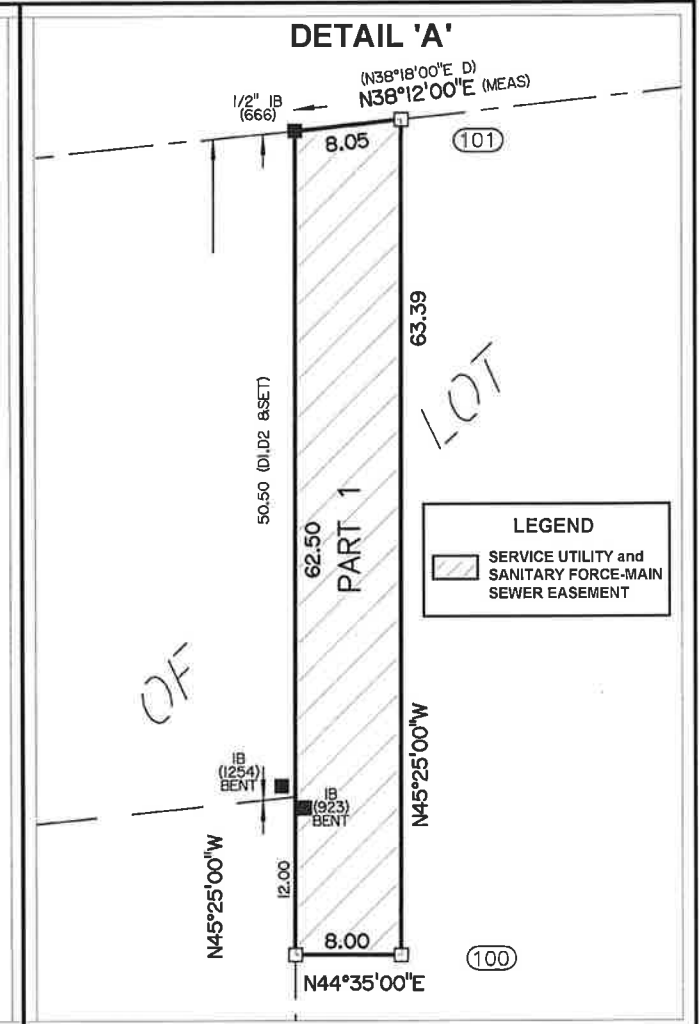
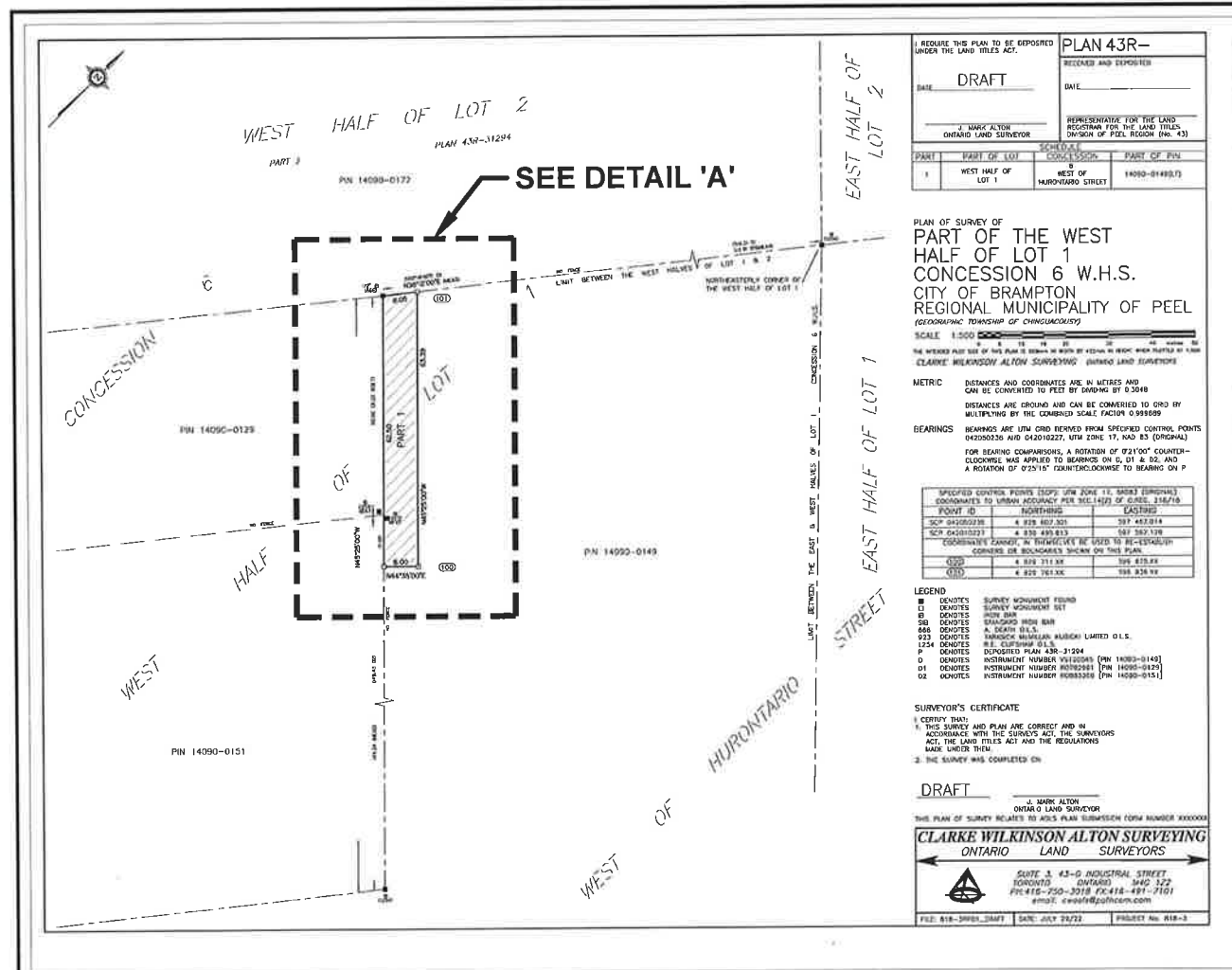
REGION of PEEL

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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 1 CON 6 WHS (CHINGUACOUSY) AS IN VS120545 EXCEPT PTS 13, 14, PL 43R671, PT 1, PL 43R24112, PT 1, PL 43R31865; BRAMPTON; S/T VS120545, IF ANY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 14090-0056

PIN CREATION DATE:

2008/01/14

OWNERS' NAMES

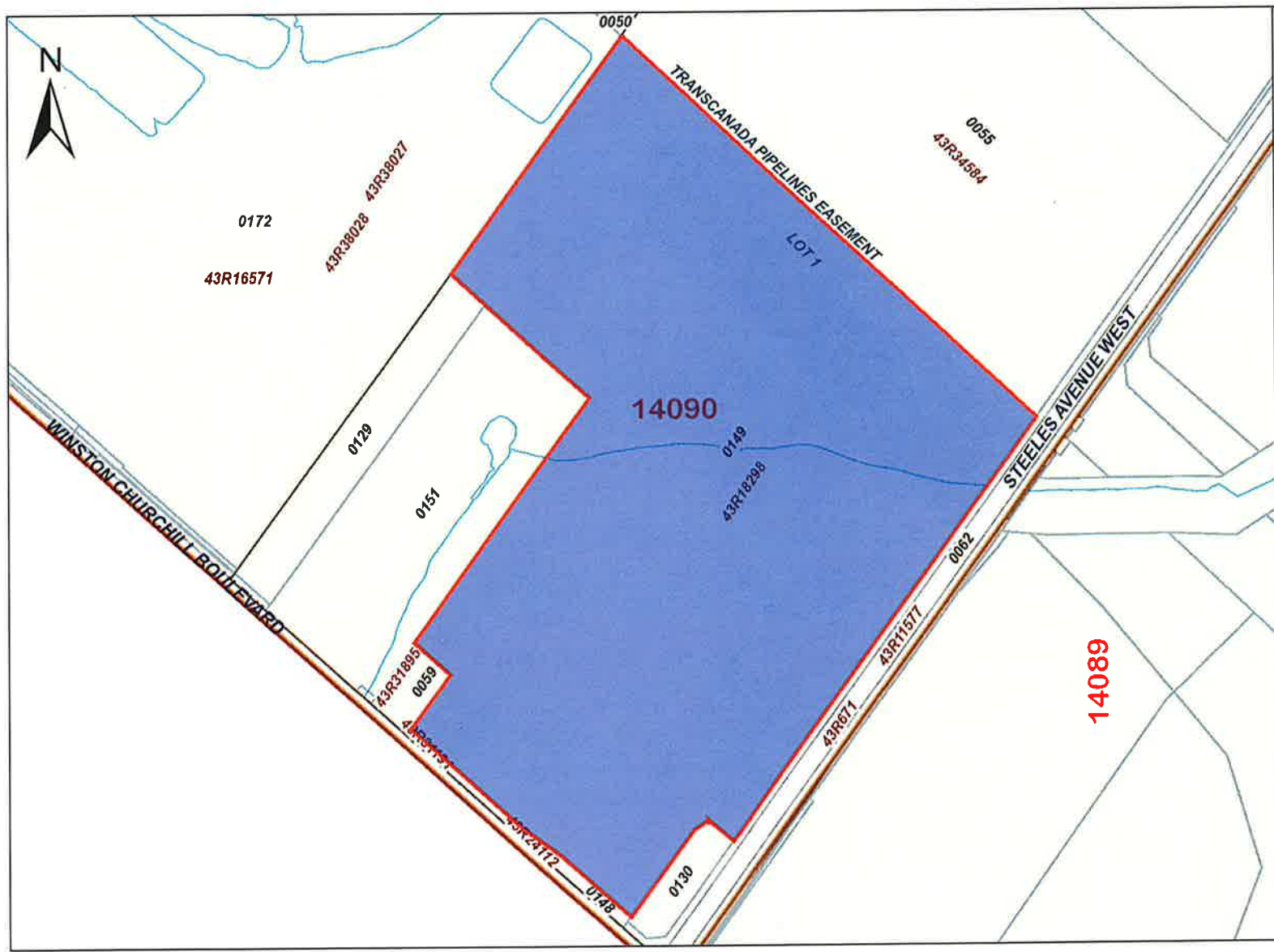
MAY JUNIOR HOLDINGS LIMITED

CAPACITY SHARE

BENO

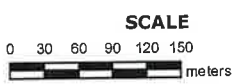
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/01/26 **</p>						
VS120545	1969/09/10	TRANSFER	\$2		MAY JUNIOR HOLDINGS LIMITED	C
43R18298	1990/12/24	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



ServiceOntario

PRINTED ON 24 FEB, 2023 AT 17:34:10
FOR MARC DE NARDIS



PROPERTY INDEX MAP

PEEL(No. 43)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





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** May Junior Holdings Limited
(print given and family names in full)

Address 8310 Winston Churchill Boulevard, Brampton, ON, L6W 0A2

Phone # (905) 455-8340 x2236, x2243 **Fax #** N/A

Email Nigel Bourke, Alaa Alanqar

(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: To grant a service utility and sanitary force-main sewer easement with an approximate width of 8.0 metres, a length of 62.0 metres, and an area of 0.050 hectares in favor of the abutting properties municipally known as 8175 and 8310 Winston Churchill Boulevard.

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.**

Maple Lodge Farms Ltd.

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

a) **Name of Street** Winston Churchill Boulevard **Number** N/A

b) **Concession No.** 6 W.H.S **Lot(s)** 1

c) **Registered Plan No.** N/A **Lot(s)** N/A

d) **Reference Plan No.** N/A **Lot(s)** N/A

e) **Assessment Roll No.** 10-08-0-012-07900-0000 **Geographic or Former Township** Chinguacousy

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

Yes No

Specify: _____

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

a) Frontage 8.0 (Width) Depth 62.0 (Length) Area 0.050

b) Existing Use Vacant - Farmland Proposed Use Vacant - Farmland

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) Vacant - No Buildings or Structures
(proposed) Vacant - No Buildings or Structures

d) Access will be by:	Existing	Proposed
Provincial Highway	<input 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 checked="" 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 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):	<u>N/A</u>	

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

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

a) Frontage ~310 (Winston Churchill Blvd.) Depth ~700 Area ~33

b) Existing Use Vacant - Farmland Proposed Use Vacant - Farmland

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) Vacant - No Buildings or Structures
(proposed) Vacant - No Buildings or Structures

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input checked="" 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 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):	<u>N/A</u>	

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

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>Agricultural (A)</u>	<u>Agricultural (A)</u>
Official Plans		
City of Brampton	<u>Industrial, Standard Industrial, Highway & Service Commercial</u>	<u>Industrial, Open Space, Business Corridor, Standard Industrial, Highway & Service Commercial, Prestige Industrial, Valleyland</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 # N/A Status/Decision N/A

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>N/A</u>	<u>C06WD1.005 Approved (8175 Winston Churchill)</u>
Minister's Zoning Order	<u>N/A</u>	<u>N/A</u>
Minor Variance	<u>N/A</u>	<u>N/A</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>N/A</u>	<u>N/A</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 28 day of February, 2023.

Check box if applicable:

[Signature]
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 28 day of February, 2023.

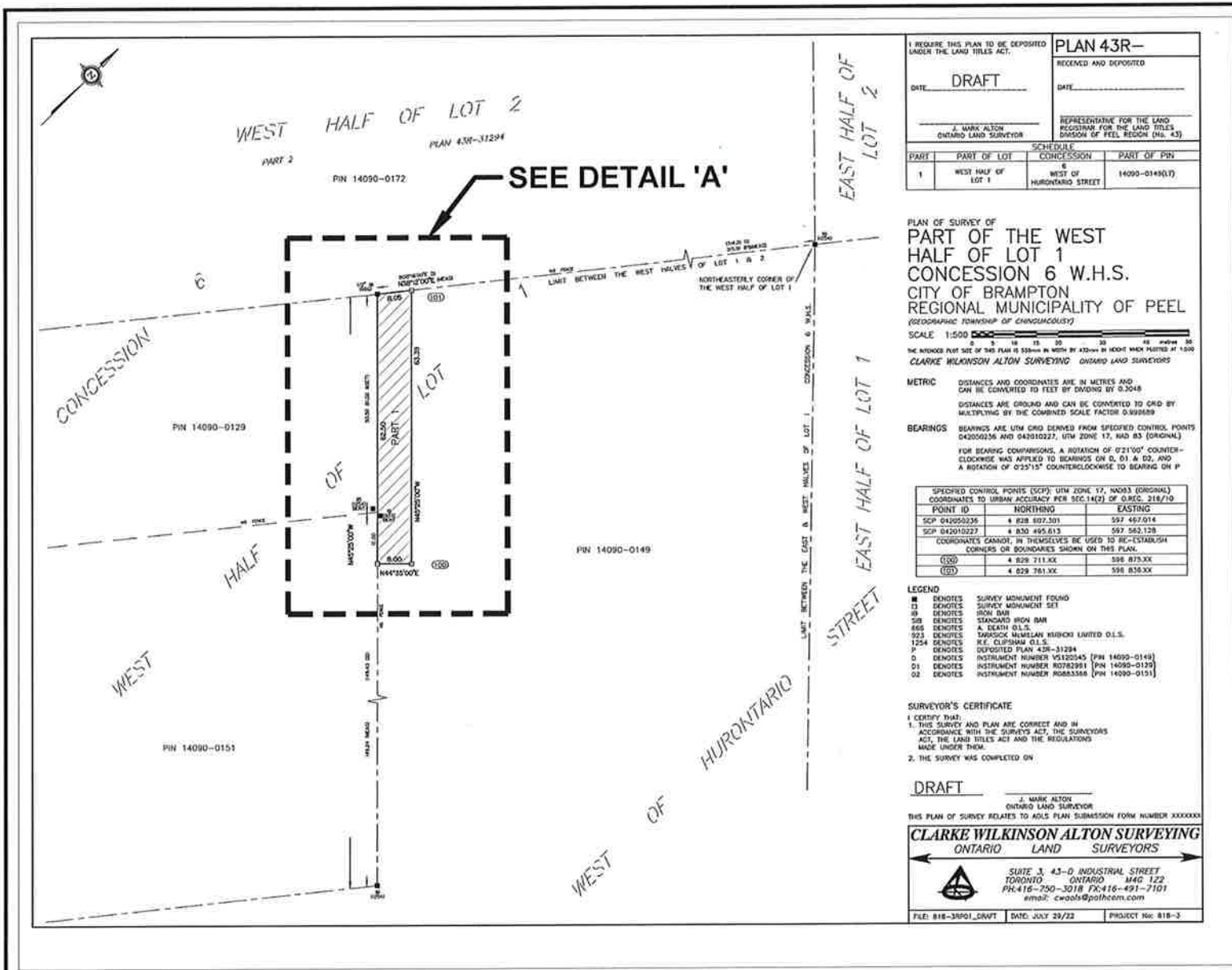
[Signature]
Signature of applicant/solicitor/authorized agent, etc.

[Signature]
Signature of a Commissioner, etc.

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.	
<u>[Signature]</u> Zoning Officer	<u>Feb 28, 2023</u> Date

DATE RECEIVED February 28, 2023
Date Application Deemed Complete by the Municipality []



1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 43R-
RECEIVED AND DEPOSITED

DATE: DRAFT DATE: _____

2. MARK ALTON
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRATION FOR THE LAND TITLES DIVISION OF PEEL REGION (No. 43)

PART	PART OF LOT	CONCESSION	PART OF PIN
1	WEST HALF OF LOT 1	6 WEST OF HURONTARIO STREET	14090-0149(17)

PLAN OF SURVEY OF
PART OF THE WEST
HALF OF LOT 1
CONCESSION 6 W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
(GEOGRAPHIC TOWNSHIP OF CHINGWIGAN)

SCALE 1:500

THE INTENDED LOT SIZE OF THIS PLAN IS 55m x 110m IN WIDTH BY 470m x 110m IN DEPTH PLATTED AT 1:500
CLARKE WILKINSON ALTON SURVEYING ONTARIO LAND SURVEYORS

METRIC DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.998889

BEARINGS BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 042050236 AND 042010227, UTM ZONE 17, MAG 83 (ORIGINAL)

FOR BEARING COMPARISONS, A ROTATION OF 0°21'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON D, D1 & D2, AND A ROTATION OF 0°23'15" COUNTERCLOCKWISE TO BEARING ON P

SPECIFIED CONTROL POINTS (SCP), UTM ZONE 17, MAG83 (ORIGINAL) COORDINATES TO UTM ACCURACY PER SEC. 14(2) OF O.R.S.O. 218/10	POINT ID	NORTHING	EASTING
SCP 042050236	4 828 827.301	597 467.014	
SCP 042010227	4 830 495.613	597 582.128	

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

(100)	4 828 711.XX	598 813.XX
(101)	4 828 761.XX	598 838.XX

LEGEND

■	BEARINGS SURVEY MONUMENT FOUND
■	BEARINGS SURVEY MONUMENT SET
■	BEARINGS IRON BAR
■	BEARINGS STANDARD IRON BAR
■	BEARINGS A. DEATH O.L.S.
■	BEARINGS TANKSON MARSHALL WISBICKI LIMITED O.L.S.
■	BEARINGS R.E. CLIPSHAW O.L.S.
■	BEARINGS DEPOSITED PLAN 43R-31294
○	BEARINGS INSTRUMENT NUMBER V5120545 (PIN 14090-0148)
○	BEARINGS INSTRUMENT NUMBER R0782891 (PIN 14090-0129)
○	BEARINGS INSTRUMENT NUMBER R0683588 (PIN 14090-0151)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON _____

DRAFT

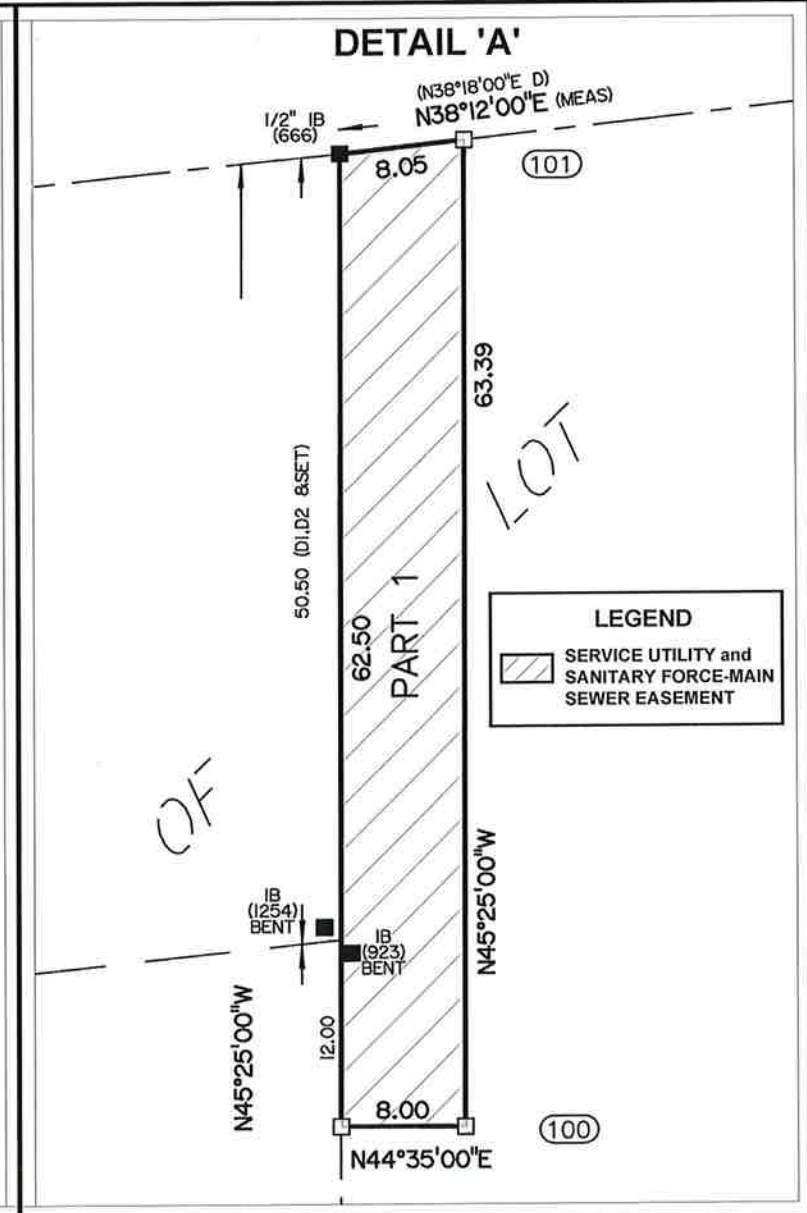
J. MARK ALTON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER XXXXXXX

CLARKE WILKINSON ALTON SURVEYING
ONTARIO LAND SURVEYORS

SUITE 3, 43-D INDUSTRIAL STREET
TORONTO - ONTARIO M4G 1Z2
PH: 416-750-3018 FX: 416-491-7101
email: cw@olts.com

FILE: 816-38901_DRAFT DATE: JULY 29/22 PROJECT No: 816-3



CONSENT SKETCH - PROPOSED EASEMENT

SITE PLAN APPLICATION: SPA-2022-0043

'0' WINSTON CHURCHILL BOULEVARD

CITY of BRAMPTON

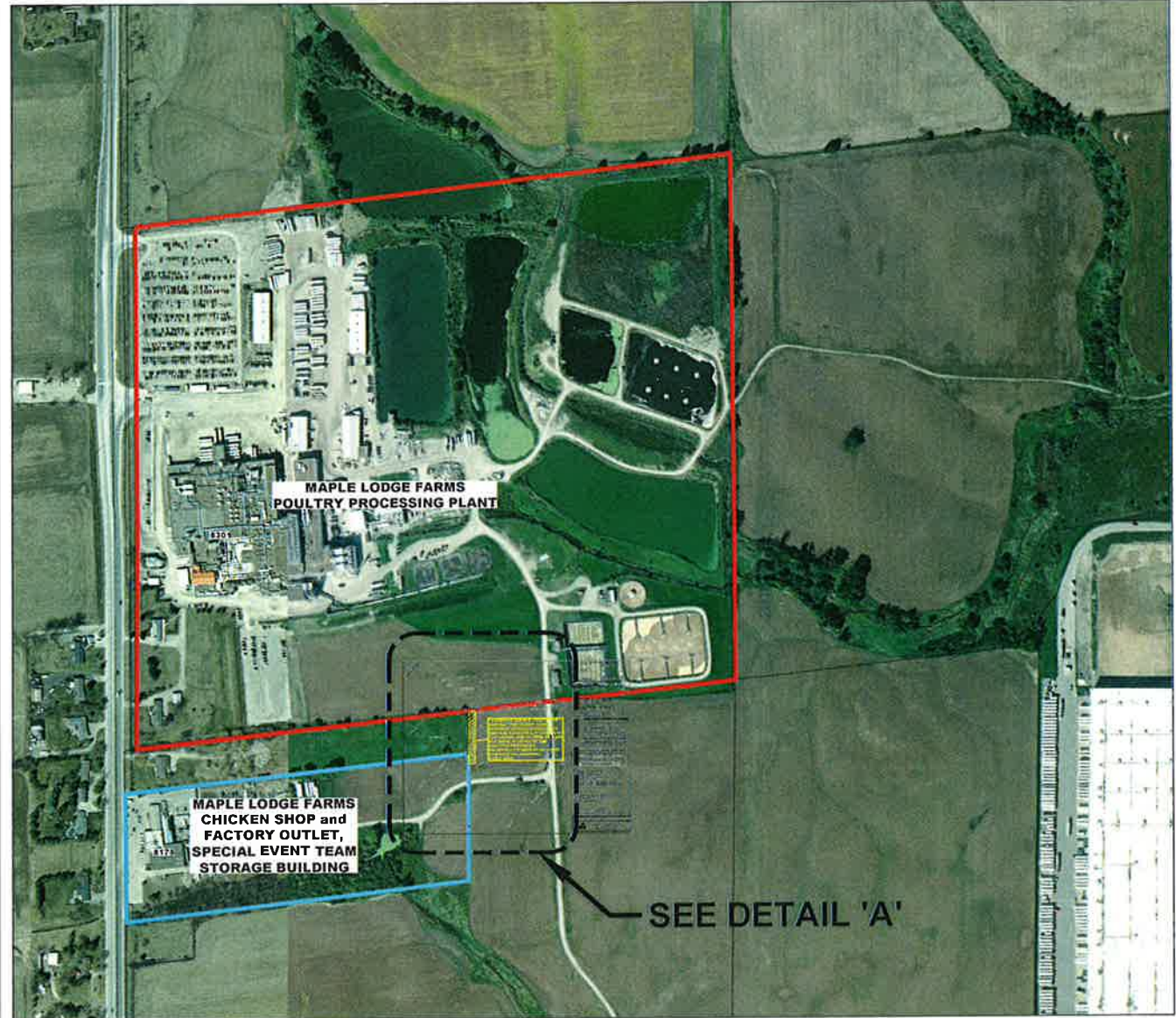
REGION of PEEL

PROPOSED EASEMENT:

- To grant a service utility and sanitary force-main sewer easement with an approximate width of 8.0 metres, a length of 62.0 metres, and an area of 0.050 hectares, in favor of the abutting properties municipally known as 8175 and 8310 Winston Churchill Boulevard.

P.N.: 11.1768.00	Date: February 27, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 1768_Consent_Plan





TO GRANT A SERVICE UTILITY AND SANITARY FORCE-MAIN SEWER EASEMENT WITH AN APPROXIMATE WIDTH OF 8.0 METRES, A LENGTH OF 62.0 METRES, AND AN AREA OF 0.050 HECTARES, IN FAVOR OF THE ABUTTING PROPERTIES MUNICIPALLY KNOWN AS 8175 AND 8310 WINSTON CHURCHILL BOULEVARD.

CONSENT SKETCH - PROPOSED EASEMENT
 SITE PLAN APPLICATION: SPA-2022-0043
 '0' WINSTON CHURCHILL BOULEVARD
 CITY of BRAMPTON
 REGION of PEEL

- LEGEND**
-  Maple Lodge Farms Poultry Processing Plant (MLF)
 -  Maple Lodge Farms Chicken Shop and Factory Outlet, Special Event Team Storage Building
 -  Service Utility and Sanitary Force-main Sewer Easement 8.0m, 0.050 hectares (0.124 acres)

P.N.: 11.1768.00	Date: February 27, 2023
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 1768_Consent_Plan



B-2023-0007

