

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 Quarre (Two) Inc.

(print given and family names in full)

Address 6205 Airport Road, Mississauga ON L4V 1E3

Phone # 905.677.5480 Fax # n/a

Email malitol@orlandocorp.com

(b) Name of Authorized Agent Lino Malito, Vice -President, Development Planning - Orlando Corporation/Quarre (Two) Inc.

Address 6205 Airport Road, Mississauga ON L4V 1E3

Phone # 905.677.5480 Fax # n/a

Email malitol@orlandocorp.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: Transfer for the creation of an access easement, described as Parts 2 and 3 on Plan 43R-40926, over lands municipally known as 10750 Highway 50 (Quarre (Two) Inc.), in favour or the lands municipally known as 10815 Coleraine Drive (AMB Amalco BP 1& 3 Canco, Inc.)

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.

AMB Amalco BP 1&3 Canco, Inc.

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

a) Name of Street Highway 50 Number 10750

b) Concession No. Concession 12 Northern Division (Toronto Gore) Lot(s) Part of Lot 14

c) Registered Plan No. Lot(s)

d) Reference Plan No. 43R-40926 Lot(s) Parts 1,2,3 and 4

e) Assessment Roll No. 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)

a)

Frontage

32.09

Depth

Irregular

Area

1825 sq m

b)

Existing Use

Industrial

Proposed Use

Shared access easment

c)

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

(existing)

Existing access to industrial site at 10750 Highway 50 (see below)

(proposed)

Shared access easement with abutting industrial property to the north - 10815 Coleraine Drive (Parts 2&3 on 43R-40926)

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?

n/a

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

650.30 m

Depth

Average 382 m

Area

23.72 ha

b)

Existing Use

Industrial

Proposed Use

n/a

c)

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

(existing)

62,268.55 sq m industrial building - warehouse and distribution facility for Pet Value

(proposed)

n/a

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 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 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	<u>M4-2879</u>	<u>M4-2879</u>
Official Plans		
City of Brampton	<u>Industrial</u>	<u>Industrial</u>
Region of Peel	<u>Employment</u>	<u>Employment</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 # \_\_\_\_\_ 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 2023 Land Use Road widenings and 0.3 m reserves

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	LPAT ZB6-2020	Approved
Minister's Zoning Order		
Minor Variance		
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 Mississauga  
this 21 day of November, 2023.

Check box if applicable:

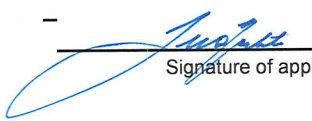
☒ I have the authority to bind the Corporation

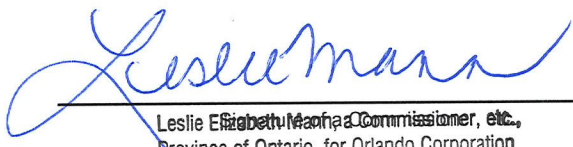
  
Signature of Applicant, or Authorized Agent, see note on next page

### DECLARATION

I, Lino Malito of Quarre (Two) Inc. of the Town of Milton  
in the County/District/Regional Municipality of Halton 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 Mississauga  
in the Region of Peel  
this 22 day of November, 2023.

  
Signature of applicant/solicitor/authorized agent, etc.

  
Leslie E. Mahood, Commissioner, etc.,  
Province of Ontario, for Orlando Corporation  
and its affiliated companies.  
Expires March 17, 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

DATE RECEIVED

NOV 29, 2023

Date Application Deemed  
Complete by the Municipality

VL

**NOTES:**

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

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Quarre (Two) inc. (Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;

1. Lino Malito (Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

2. Representing the undersigned before the Committee of Adjustment,

2. Lino Malito (Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

3. Lino Malito (Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 21 day of November, 2023.

(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

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

NOTES:

- 1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
- 2. If there is more than one owner, all owners shall complete and sign individual appointment and authorization forms.
- 3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.



**PERMISSION TO ENTER**


To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 10750 Highway 50

I/We, Quarre (Two) Inc.  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 21 day of November, **20**23.

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

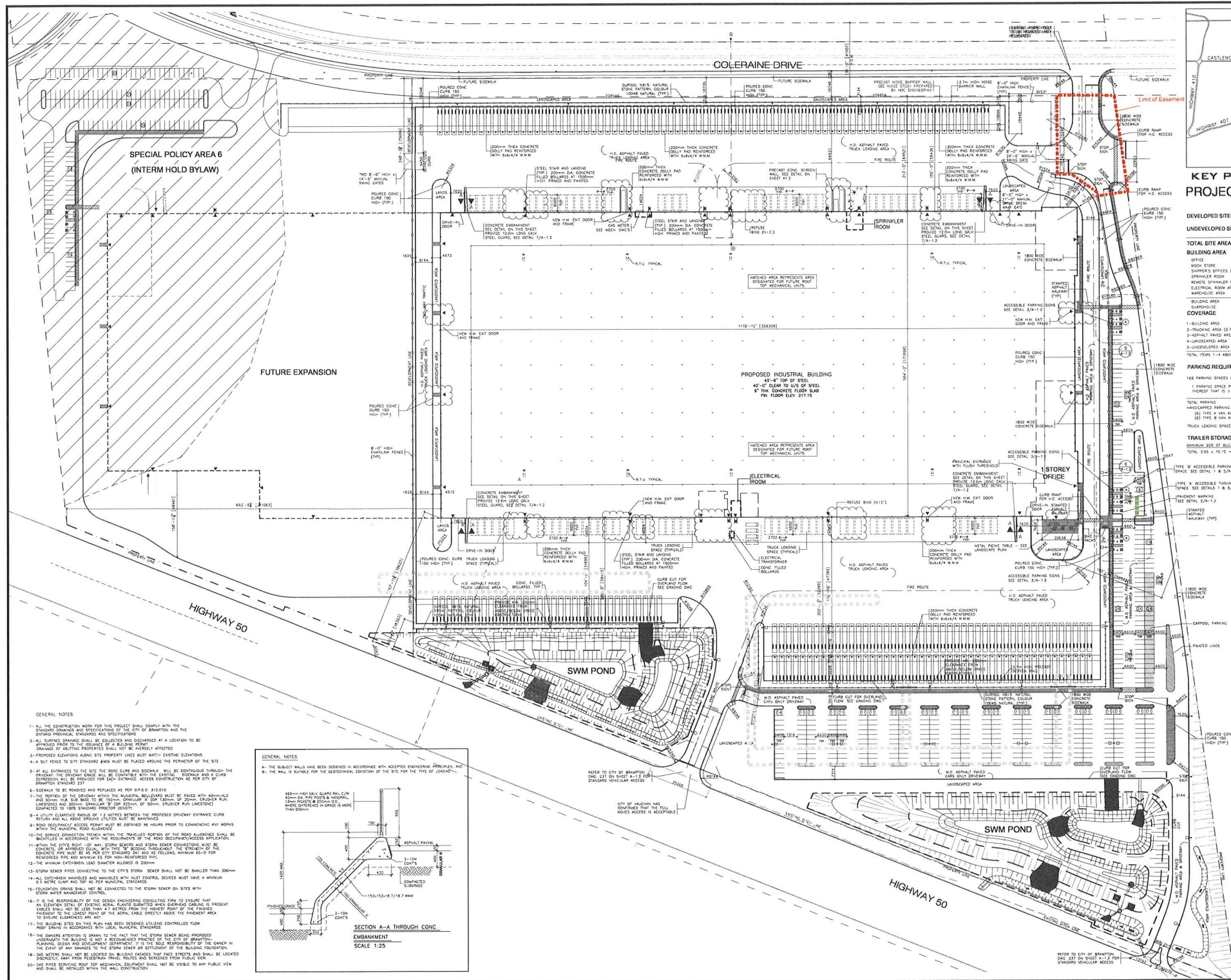
Lino Malito  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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**







KEY PLAN  
PROJECT STATISTICS

	TRIMED	IMPERIAL
DEVELOPED SITE AREA	127626.74 ±2	119120.11 ±1
UNDEVELOPED SITE AREA	1782.96	404.44 ACRES
	60.332 ±2	647.02 ±1
	0.01	1.445 ACRES
<b>TOTAL SITE AREA</b>	<b>236140.00 ±2</b>	<b>25661.47 ±1</b>
<b>BUILDING AREA</b>	<b>2283.94</b>	<b>3809 ACRES</b>
WIDE STORE	181550.41	19197.45
WIDE DRIVE	1648.73	5.90 ±1
SHoppers OFFICE (ENCL. VALUET. RW)	5984.35	6.146 ±1
WIDE DRIVE	1648.73	5.90 ±1
REMOTE SPINNIER ROOM	2717.25	29.2 ±1
ELECTRICAL ROOM, KITCHEN	584.91 ±1	6.37 ±1
WAREHOUSE	584.91 ±1	6.37 ±1
<b>BUILDING AREA</b>	<b>621291.10</b>	<b>67049.85</b>
<b>PAVING AREA</b>	<b>1951.27</b>	<b>310 ±1</b>
<b>COVERAGE</b>		
1-BUILDING AREA	621291.10	67049.85
2-PAVING AREA (23' x 10' x 10' x 10')	23970.07	321.19 ±1
3-HIGHWAY PAVED AREA	1000.00	1.36 ±1
4-UNPAVED AREA	41147.91	453.67 ±1
5-UNDEVELOPED AREA	901.00	1.21 ±1
<b>TOTAL COVERAGE</b>	<b>735110.07</b>	<b>75662.00 ±1</b>

PARKING REQUIREMENTS	WAREHOUSE	REQUIRED	PROVIDED
168 PARKING SPACES FOR 171 2000-sq-ft OF G.F.A.		168.00 CARS	168 CARS
1 PARKING SPACE PER 100-200 sq. FT. OF G.F.A. OR PORTION THEREOF THAT IS > 2000-sq-ft (42 268.35-sq-ft)		248.63 CARS	261 CARS
TOTAL PARKING		416.63 CARS	427 CARS
HANDICAPPED PARKING (INCLUDED IN ABOVE)		11 CARS	12 CARS
(E) TYPE A VAN ACCESSIBLE SPACE (E) TYPE B VAN ACCESSIBLE SPACE			
TRUCK LOADING SPACES		9 CARS	90 SPACES
TRAILER STORAGE REQUIREMENTS			
MAXIMUM TOTAL OF BUILDING AREA		12,435.00-sq-ft	
TOTAL 30'S x 60'S = 63.95 sq-ft x 184			12,406.30

TYPE 'B' ACCESSIBLE PARKING  
 SPACE SEE DETAIL 1 & 5/A-1.2  
 TYPE 'A' ACCESSIBLE PARKING  
 SPACE SEE DETAILS 1 & 5/A-1.2  
 PAVEMENT MARKING  
 SEE DETAIL 2/A-1.2



CONSTRUCTION NORTH

TRUE NORTH

**LEGAL DESCRIPTION**  
PLAN OF SURVEY OF PART OF LOT 14,  
CONCESSION 12, NORTHERN DIVISION  
CITY OF BRAMPTON,  
REGIONAL MUNICIPALITY OF PEELE,  
AS PREPARED BY DAVID B. SEARLES SURVEYING  
LTD. O.L.S., DATED MARCH 10, 2015

CITY OF BRAMPTON  
Engineering Services  
Approved by Transportation  
Development Planning  
By [Signature]  
Date 2023.06.22

Note: Plans to be signed for approval upon the receipt of clearances from City Legal and Finance  
Allan A. Parsons

**CITY OF BRAMPTON  
SITE PLAN  
APPROVED**

subject to an agreement ☒

On This 29 Day of June 2023

*Acting City Manager/ Mayor* *Ally's Andrew*

~~-Allen Persons: MOP, RPP-~~  
Director, Development Services

**City of Brampton  
Building Division  
Zoning Reviewed**

2023/05/16  
TPAYNE

REVIEWS / ISSUES		
#	REVISION/ISSUE	DATE
12	UPDAT NOTE	JUN 26/21
13	UPDAT ASPHALT MAKE-UP	SEP 22/21
14	UPDAT SEWER MAINS & GAS METER	SEP 21/21
15	UPDAT COVERING DRAINAGE	NOV 1/21
16	RE-DESIGN TO GRADING	DEC 1/21
17	UPDAT LANDING POSITIONS	MAR 16/22
18	UPDAT PAVING SPEC	APR 13/22
19	UPDAT FENCE PRESENT	MAY 2/22
20	DOLLY PAD LOCATION REVISION	MAY 9/22
21	UPDAT GROUNDWATER AND FENCE	MAY 13/22
22	UPDAT PER TENT REVISION	AO 8/22
23	ISSUES FOR BUILDING PERMIT	DEC 4/22
24	UPD-HIGH ROAD	OC 17/22
25	RELOCATE SEWER MAIN	DEC 18/22
26	UPDAT TURNSTILE CONFIGURATION	NOV 12/22
27	UPDAT FENCE & GATES	FEB 2/23
28	UPDAT LANDSCAPE CARBIDE ENCLOSURE	MAR 20/23
29	UPD APPROVED DRIVE AND GATE	APR 10/23
30	SMALL REVISION PERMIT	MAY 10/23

LEGEND	
	INDICATES EXIT/ ENTRANCE DOOR LOCATION
MRV. ENTRANCE WIDTH	
MRV. ENTRANCE (BETWEEN PARKING) 6' 800	6' 800
MRV. EXIT PARKING SPACE	7' 00" X 5' 00"
MRV. EXIT LOADING SPACE	7' 00" X 9' 00"
MEANS BAY (4 X 5) RAMPAL PARKING	<ul style="list-style-type: none"> <li>-DOWN HILL BASE ADJUTANT</li> <li>-DOWN HILL SURFACE ADJUTANT</li> <li>-DOWN GRADULAR A</li> <li>-DOWN GRADULAR B</li> </ul>
MEANS BAY (2 X 3) RAMPAL PARKING	<ul style="list-style-type: none"> <li>-DOWN HILL BASE ADJUTANT</li> <li>-DOWN HILL SURFACE ADJUTANT</li> <li>-DOWN GRADULAR A</li> <li>-DOWN GRADULAR B</li> </ul>
4' 00" 1/2" INDICATES EXISTING ROADS	
4' 00" 1/2" INDICATES EXISTING LANES TO REMAIN	
4' 00" 1/2" INDICATES EXISTING TOP OF CURB RANGES TO REMAIN	
AD 1/2" INDICATES NEW AREA DRAIN	
EB 1/2" INDICATES NEW EATEN BAY	
1/2" INDICATES PRESENT	

THIS DRAWING TO BE USED FOR THE FOLLOWING PURPOSE:  
BUILDING PERMIT MAY 10, 2023



ONTARIO ASSOCIATION  
OF ARCHITECTS  
101 CECILIA STREET  
LONDON  
ON N6A 3K1  
5978

 **ORLANDO  
CORPORATION**

#205 AIRPORT ROAD MISSISSAUGA, ONTARIO L4V 1E3  
T: (905) 877-5480 F: (905) 877-2824 [www.orlandocorp.com](http://www.orlandocorp.com)

SCALE	1:750
DATE	JULY 2019

DRAWN BY	JS
CHECKED BY	
PROJECT NUMBER	IN100101

PROJECT TITLE  
INDUSTRIAL  
SPEC. BUILDING

10750 HIGHWAY 50  
BRAMPTON ONTARIO

**SITE PLAN**  
CITY OF BRAMPTON FILE:

SPA-2020-0044

A-1.1









## ORLANDO CORPORATION

6205 Airport Road, Mississauga, Ontario, L4V 1E3 Telephone: (905) 677-5480 Fax: (905) 677-2824 orlandocorp.com

November 21, 2023

Clara Vani  
Interim Secretary-Treasurer,  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton ON L6Y 4R2

**RE: Consent Application for the Creation of an Access Easement  
10750 Highway 50**

Dear Ms. Vani,

Quarre (Two) Inc. (Orlando Corporation) owns the lands municipally known as 10750 Highway 50 and we are applying for the creation of an access easement in favour of the abutting property to the north, municipally known as 10815 Coleraine Drive, owned by AMB Amalco BP 1 & 3 Canco, Inc. The easement is described as Parts 2 and 3 on Plan 43R-40926.

The proposed access easement will facilitate the use of one shared access driveway onto Coleraine Drive, where it is anticipated a future traffic signal will be provided. This arrangement will also allow for the orderly movement of vehicles to the two existing industrial sites while minimizing the number of access driveways along Coleraine Drive.

10750 Highway 50 is currently occupied by a warehouse and distribution facility for Pet Value, and a new industrial building is currently being constructed on the abutting lands to the north (10815 Coleraine Drive). This proposed shared access arrangement has been reviewed and approved by both City of Brampton and Region of Peel under Site Plan Approval Application SPA-2020-0044.

The following plans and information have been provided in this submission for your review and circulation:

- Completed Committee of Adjustment Consent Application
- Application Fee – Cheque in the amount of \$4,391.00
- Registered Reference Plan 43R-40926
- Site Plan A-1.1, revised to May 10, 2023 (Site Plan Approved June 29, 2023)





If you require additional information or clarification, please contact me at 416.919.2720 or at [malitol@orlandocorp.com](mailto:malitol@orlandocorp.com).

Yours truly,

ORLANDO CORPORATION

*Lino Malito*

Lino Malito  
Vice-President, Development Planning