

**APPLICATION # B-2023-0007**  
**Ward # 6**

**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, March 28, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> 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: MARCH 23, 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**

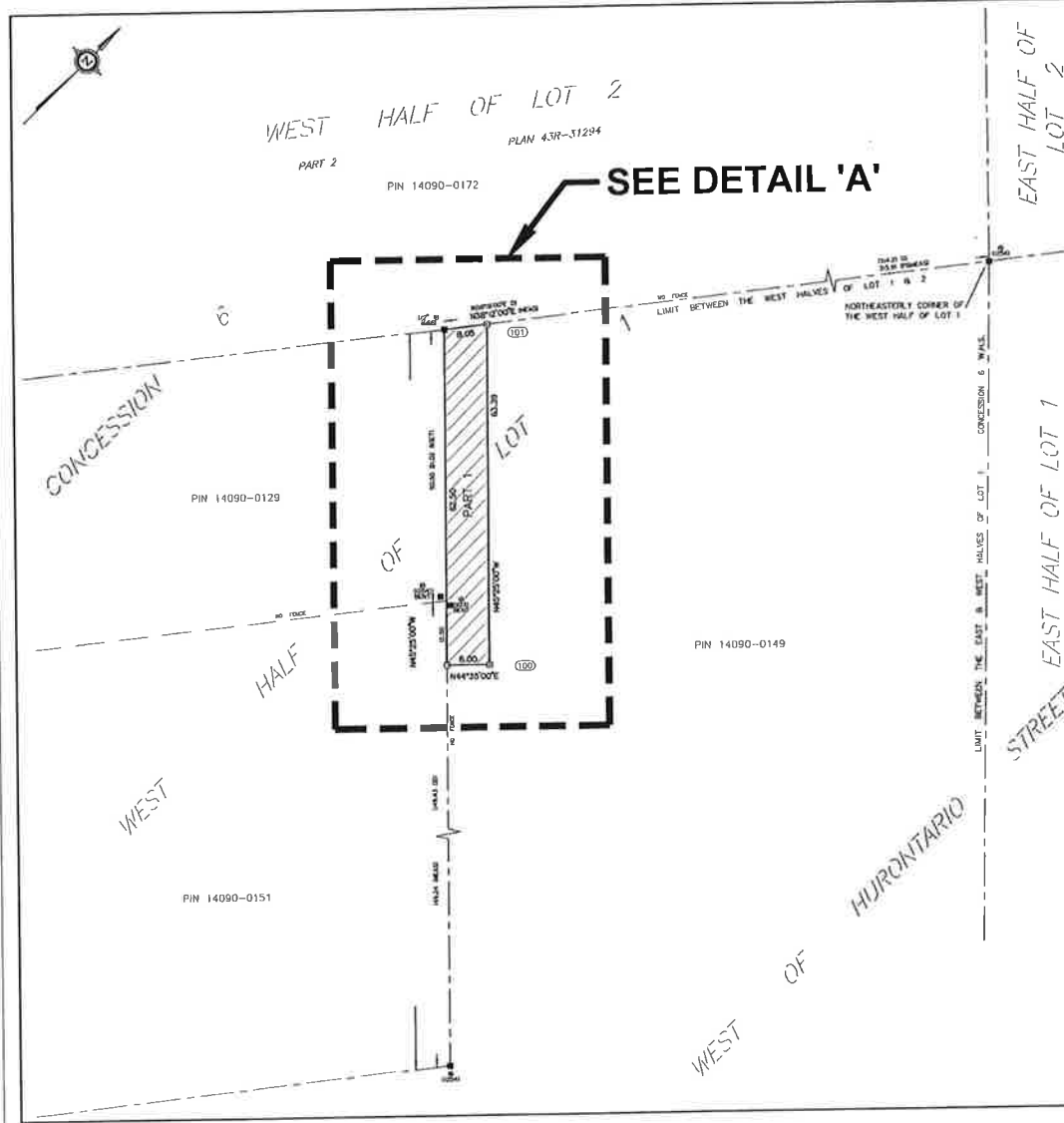
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer 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.eltso.gov.on.ca](http://www.eltso.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 **9th Day of March, 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](mailto:Jeanie.myers@brampton.ca)



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

DATE: DRAFT

RECEIVED AND DEPOSITED: DATE: \_\_\_\_\_

CLARKE WILKINSON ALTON SURVEYING

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	WEST OF HURONTARIO STREET	14090-0149(LT)

SCHEDULE

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 CHINGWACOUS)

SCALE 1:500

THE RETURNED PART OF THIS PLAN IS 500mm IN WIDTH BY 430mm IN HEIGHT WHEN PLACED 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

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

FOR BEARING COMPASSIONS, A ROTATION OF 0°21'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON D, D1 & D2, AND A ROTATION OF 0°25'15" COUNTERCLOCKWISE TO BEARING ON P

POINT ID	NORTHING	EASTING
SCP 042050236	4 828 407.301	597 457.014
SCP 042010227	4 830 485.613	567 562.128

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

POINT	NORTHING	EASTING
(100)	4 828 711.XX	598 875.XX
(101)	4 828 761.XX	598 836.XX

LEGEND

1 DENOTES SURVEY MONUMENT FOUND

2 DENOTES SURVEY MONUMENT SET

3 DENOTES IRON BAR

4 DENOTES STANDARD IRON BAR

5 DENOTES A, DEATH D.L.S.

6 DENOTES TAWASKE KAMALAN KUDJO LIMITED D.L.S.

7 DENOTES R.E. CLIPSHAM D.L.S.

8 DENOTES DEPOSITED PLAN 43R-31294

9 DENOTES INSTRUMENT NUMBER V5120345 (PIN 14090-0149)

10 DENOTES INSTRUMENT NUMBER R0782351 (PIN 14090-0129)

11 DENOTES INSTRUMENT NUMBER R0823566 (PIN 14090-0151)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

2. THE SURVEY WAS COMPLETED ON \_\_\_\_\_

DRAFT

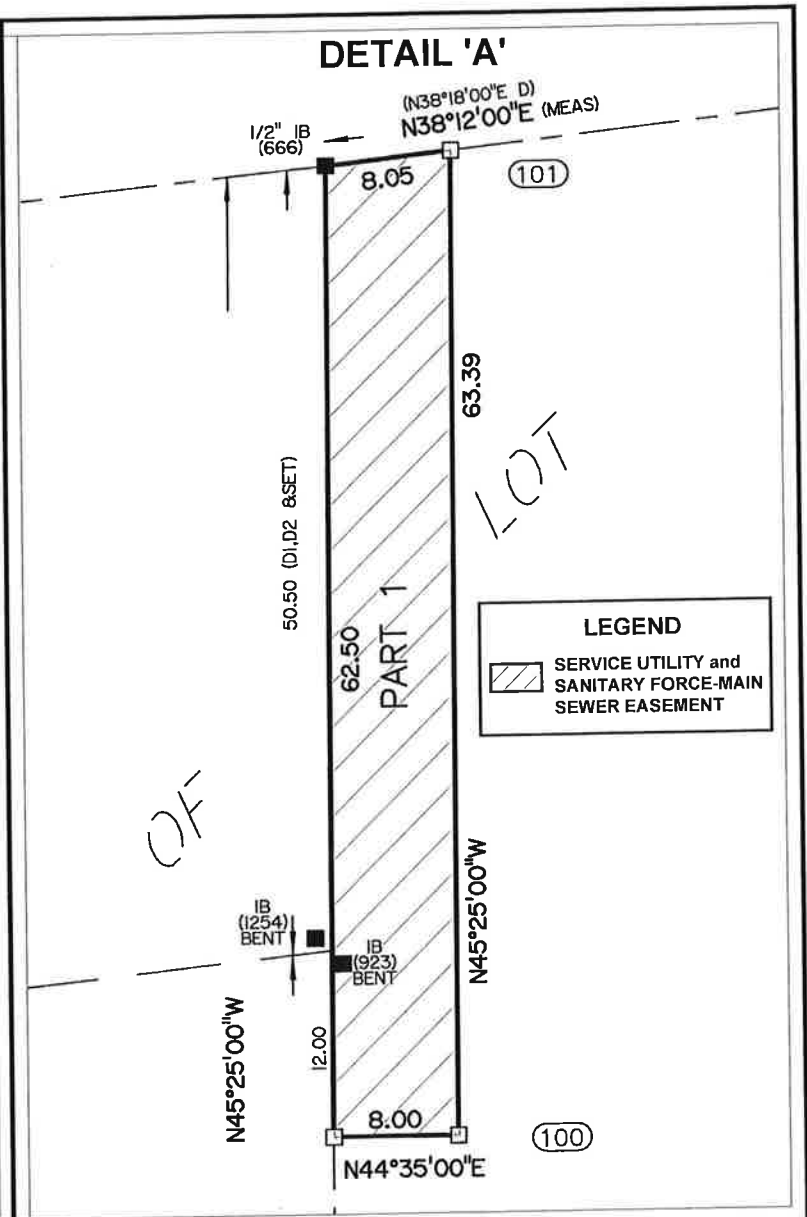
J. MARK ALTON ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A05 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: cwaads@pathcom.com

FILE: B18-3RP01-DRAFT DATE: JULY 29/22 PROJECT No: B18-3



**CONSENT SKETCH - PROPOSED EASEMENT**

**SITE PLAN APPLICATION: SPA-2022-0043**

**'0' WINSTON CHURCHILL BOULEVARD**

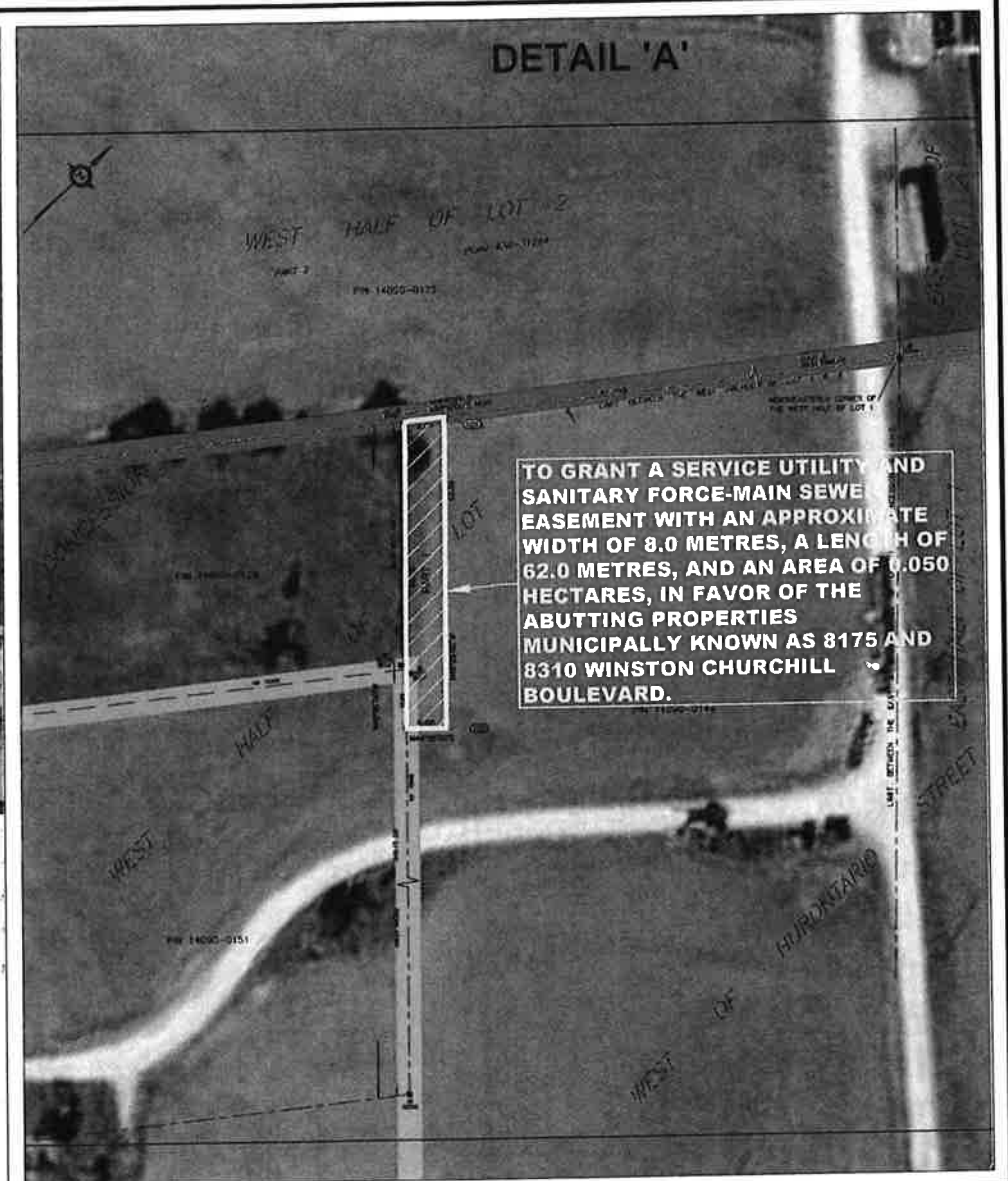
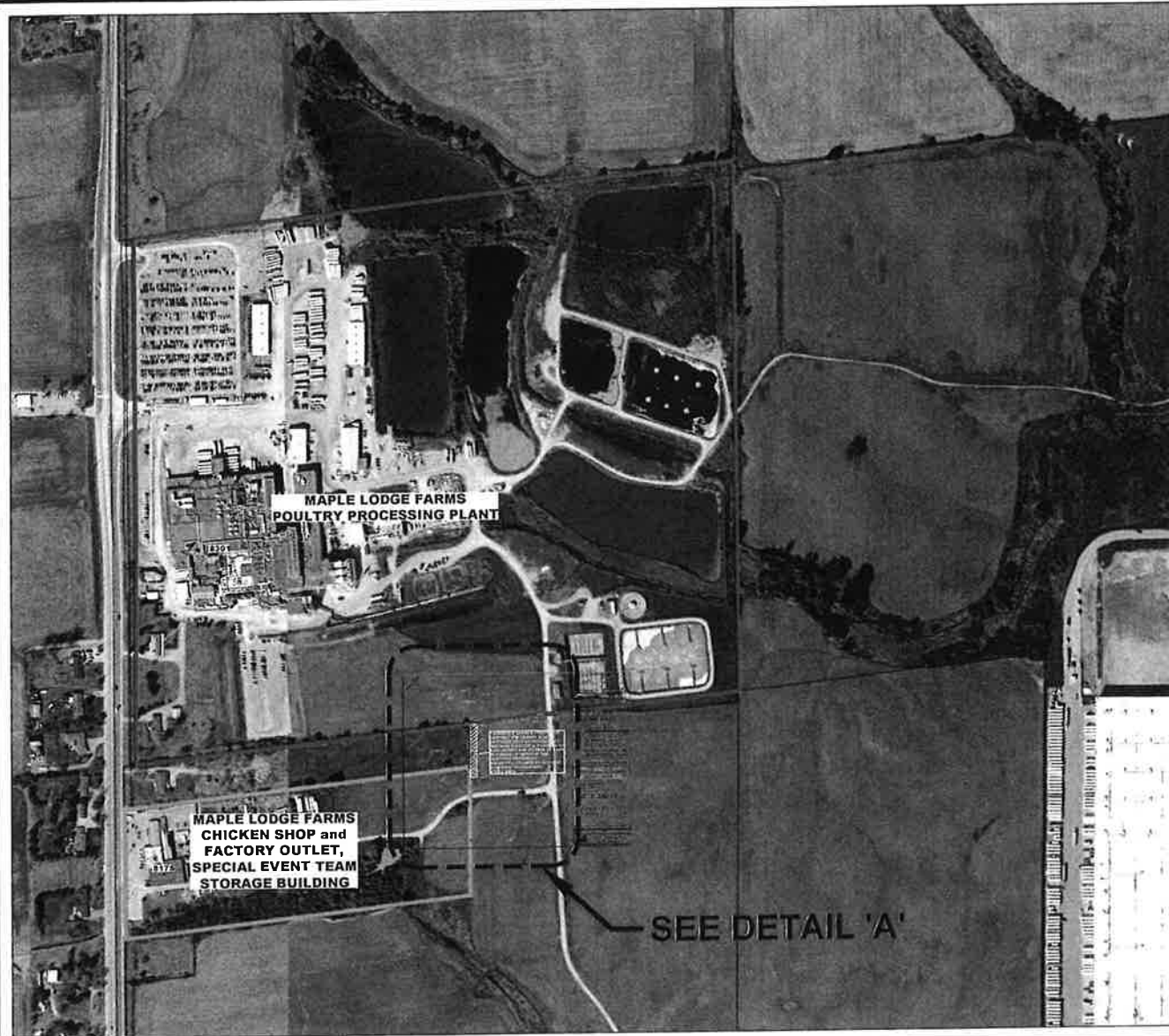
**CITY of BRAMPTON**

**REGION of PEEL**

**PROPOSED EASEMENT:**

1. 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



## CONSENT SKETCH - PROPOSED EASEMENT




SITE PLAN APPLICATION: SPA-2022-0043

'O' 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 **March 28, 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, March 23, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, March 23, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, March 23, 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, March 23, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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

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  
Secretary-Treasurer, Committee of Adjustment

Subject: 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 Related File: SPA-2022-0043  
Ward 6

Dear Jeanie:

B-2023-0007

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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**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.



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.

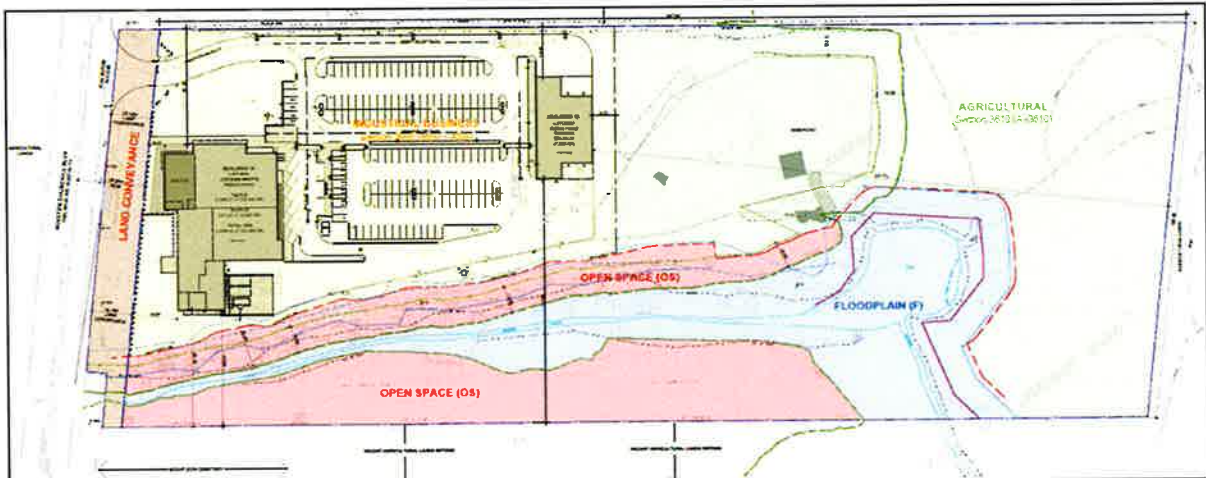


Figure 2 – Zoning Master Site Plan





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.



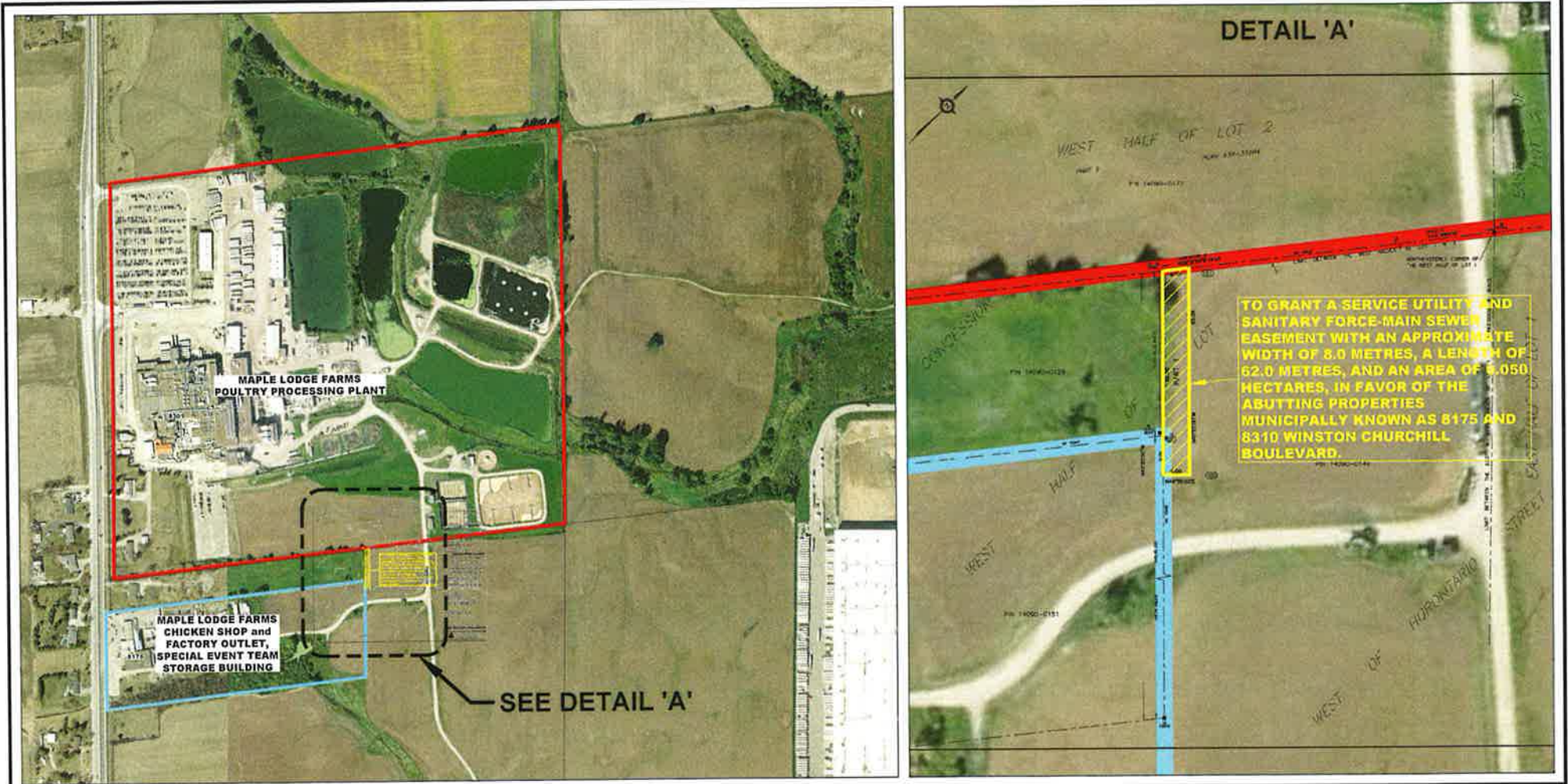
Yours truly,

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

[mdenardis@gwdplanners.com](mailto: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

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

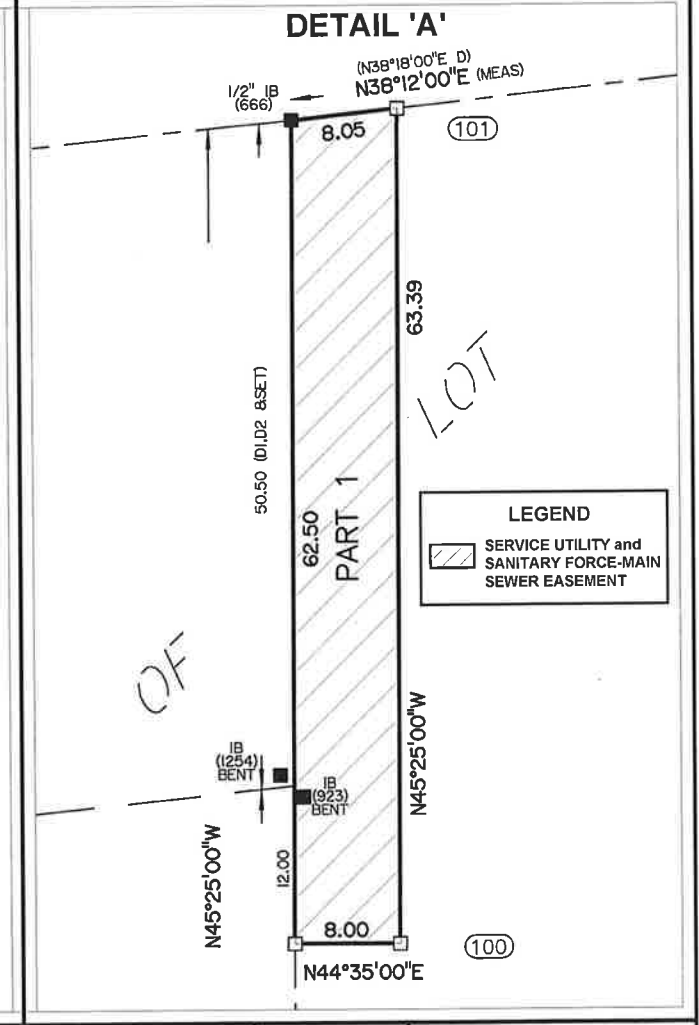
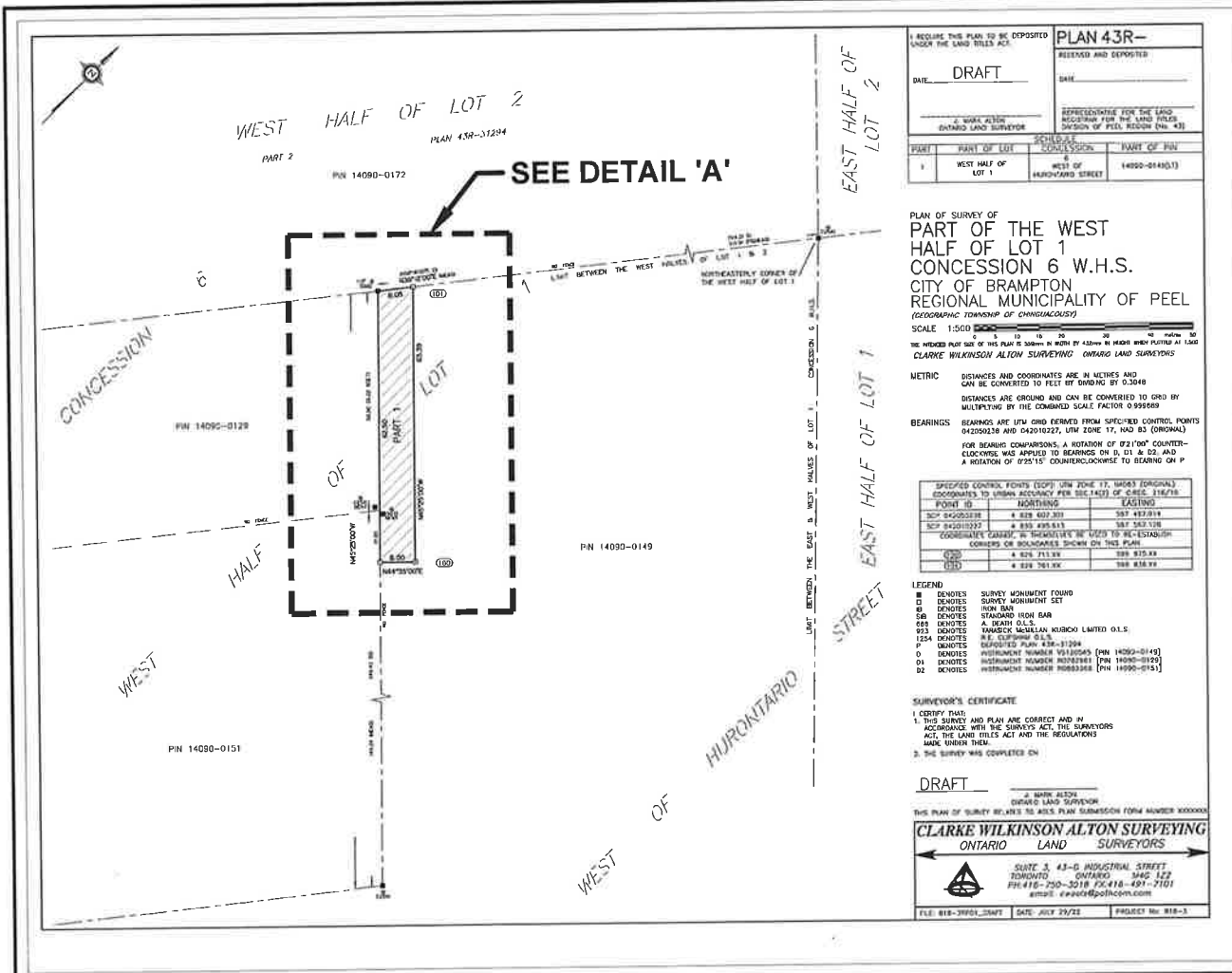
Scale: N.T.S



Revised:

Drawn By: D.S.

File No.: PN 1768\_Consent\_Plan





<b>CONSENT SKETCH - PROPOSED EASEMENT</b> <b>SITE PLAN APPLICATION: SPA-2022-0043</b> <b>'0' WINSTON CHURCHILL BOULEVARD</b> <b>CITY of BRAMPTON</b> <b>REGION of PEEL</b>	<b>PROPOSED EASEMENT:</b>		P.N.: 11.1768.00	Date: February 27, 2023
	1. 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.		Scale: N.T.S	Revised:
			Drawn By: D.S.	File No.: PN 1768_Consent_Plan
				

LAND  
REGISTRY  
OFFICE #43

14090-0149 (LT)

PAGE 1 OF 1  
PREPARED FOR Marc De Nardis  
ON 2023/02/24 AT 17:36:58

ONLAND

\* 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

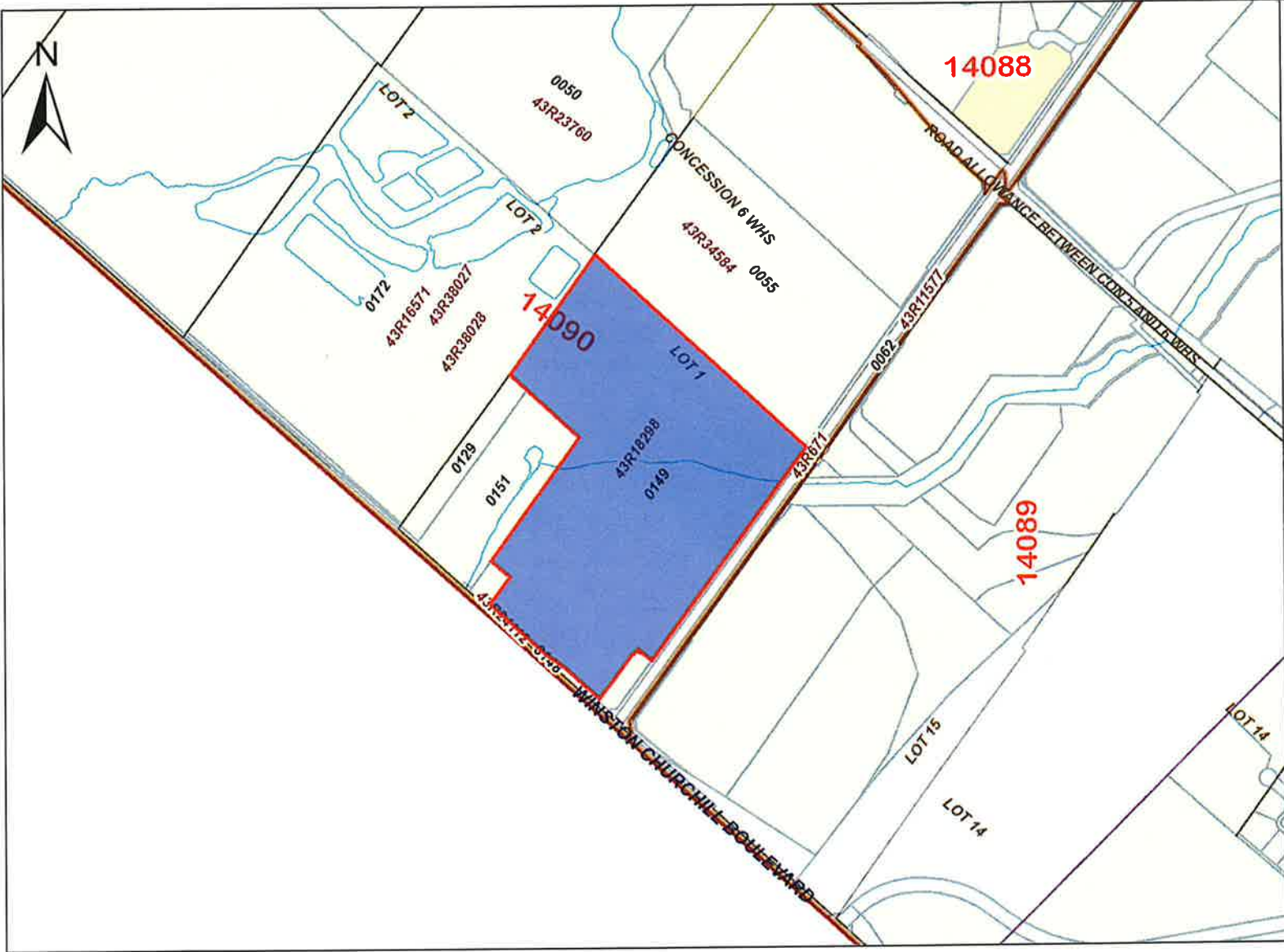
OWNERS' NAMES  
MAY JUNIOR HOLDINGS LIMITED

CAPACITY SHARE  
BENO

JUNIOR HOLDINGS LIMITED					CERT/ CHKD
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES					
AND ESCHEATS OR FORFEITURE TO THE CROWN.					
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.					
ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1999/01/26 **					
VS120545	1969/09/10	TRANSFER	\$2		MAY JUNIOR HOLDINGS LIMITED
43R18298	1990/12/24	PLAN REFERENCE			

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 17:33:36  
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

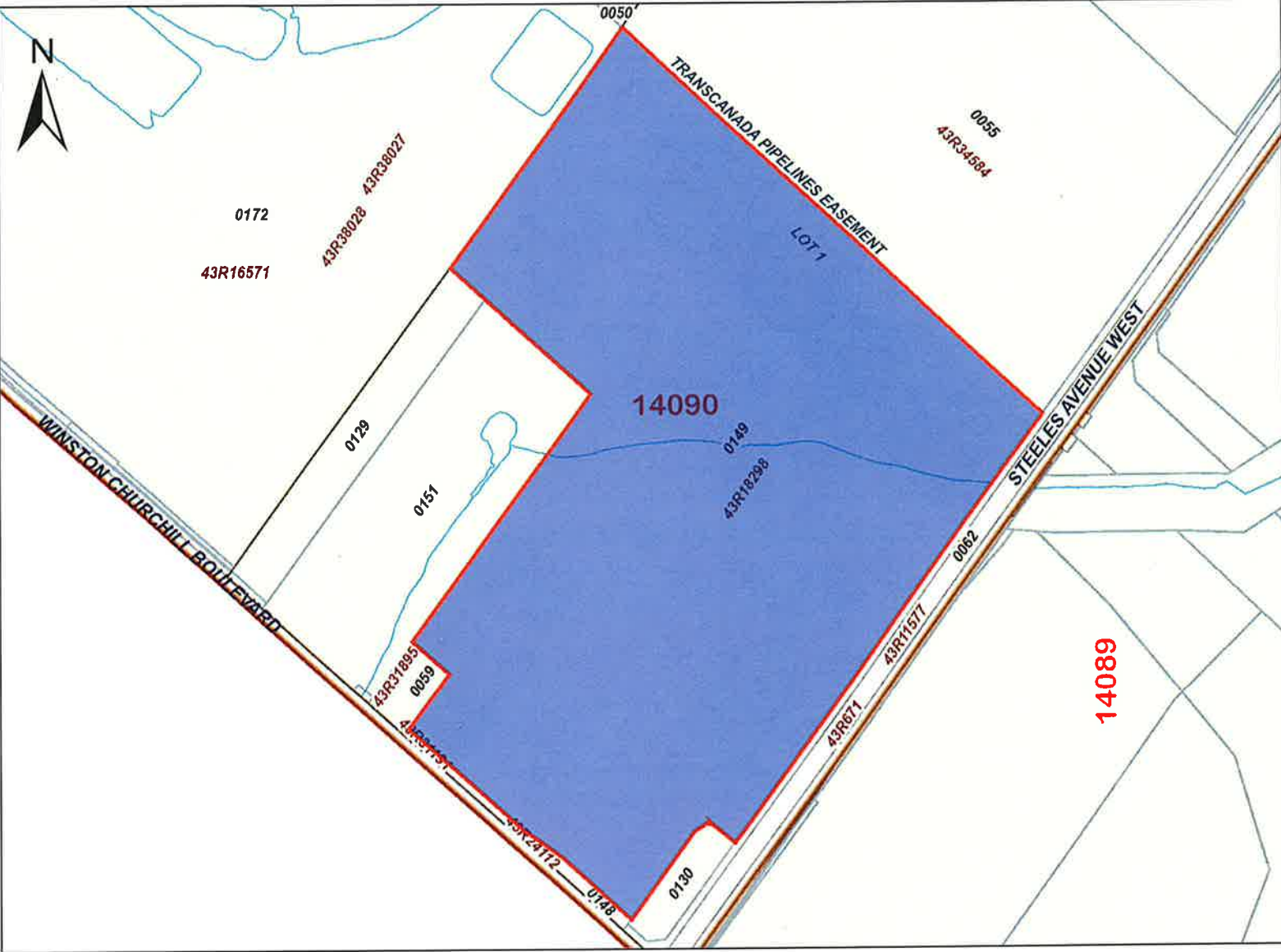
THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

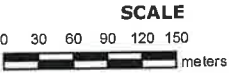
REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED





ServiceOntario

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



PROPERTY INDEX MAP  
PEEL(No. 43)

LEGEND

FREEHOLD PROPERTY	
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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	<u>8.0 (Width)</u>	Depth	<u>62.0 (Length)</u>	Area	<u>0.050</u>
b)	Existing Use	<u>Vacant - Farmland</u>	Proposed Use	<u>Vacant - Farmland</u>		
c)	Number and use of buildings and structures (both existing and proposed) on the land to be severed:					
	(existing)	<u>Vacant - No Buildings or Structures</u>				
	(proposed)	<u>Vacant - No Buildings or Structures</u>				
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?					
	<u>N/A</u>					
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	<u>~310 (Winston Churchill Blvd.)</u>	Depth	<u>~700</u>	Area	<u>~33</u>
b)	Existing Use	<u>Vacant - Farmland</u>	Proposed Use	<u>Vacant - Farmland</u>		
c)	Number and use of buildings and structures (both existing and proposed) on the land to be retained:					
	(existing)	<u>Vacant - No Buildings or Structures</u>				
	(proposed)	<u>Vacant - No Buildings or Structures</u>				

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):	N/A	

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):	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>Agricultural (A)</u>	<u>Agricultural (A)</u>
Official Plans		
City of Brampton	<u>Industrial, Standard Industrial, Highway &amp; Service Commercial</u>	<u>Industrial, Open Space, Business Corridor, Standard Industrial, Highway &amp; 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	N/A	N/A
Zoning By-law Amendment	N/A	C06WD1.005 Approved (8175 Winston Churchill)
Minister's Zoning Order	N/A	N/A
Minor Variance	N/A	N/A
Validation of the Title	N/A	N/A
Approval of Power and Sale	N/A	N/A
Plan of Subdivision	N/A	N/A

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 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 this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton  
in the Region of Peel  
this 28 day of February, 2023.

  
Signature of applicant/solicitor/authorized agent, etc.

  
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.

  
Zoning Officer

Feb 28, 2023

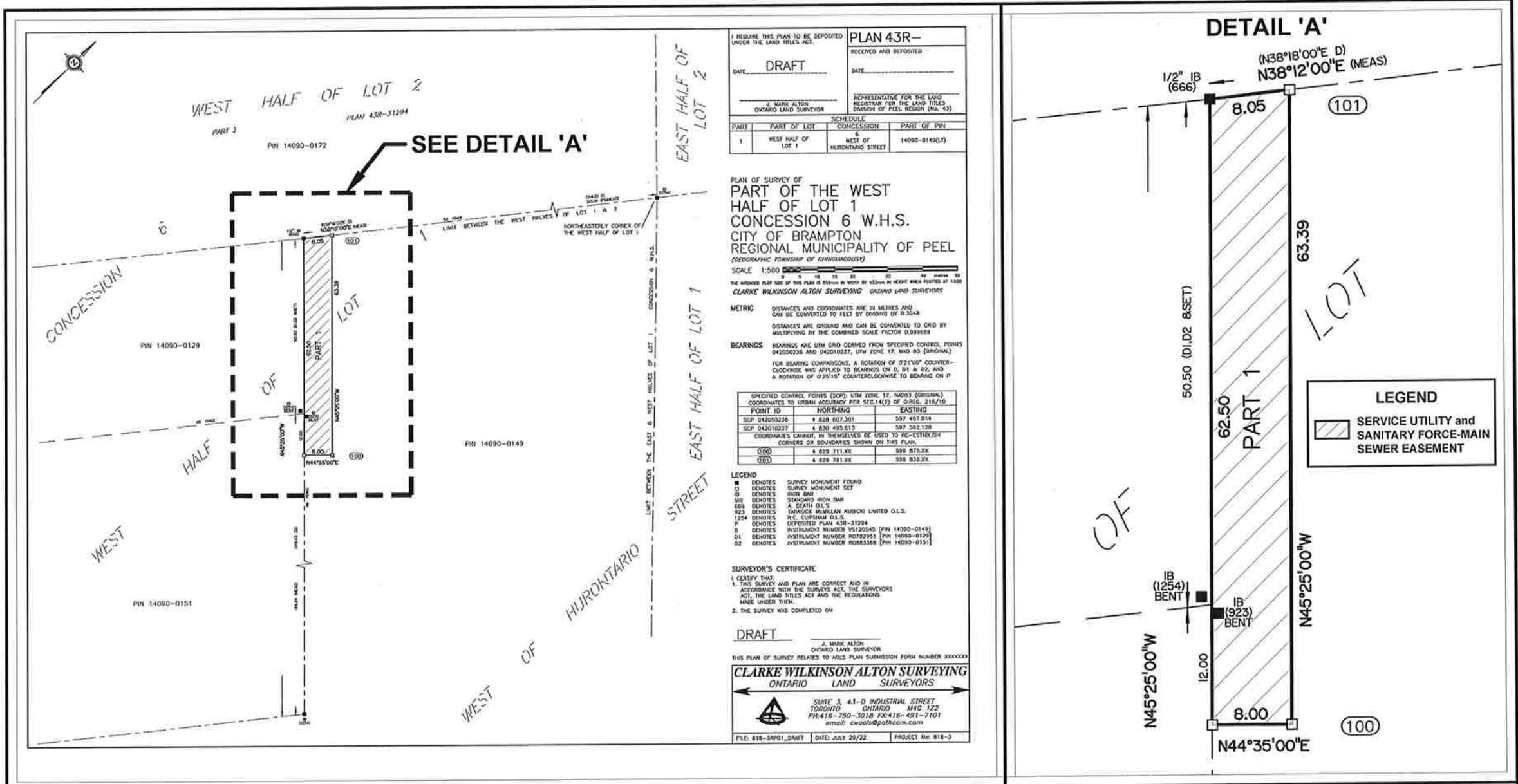
Date

DATE RECEIVED

February 28, 2023

Date Application Deemed  
Complete by the Municipality





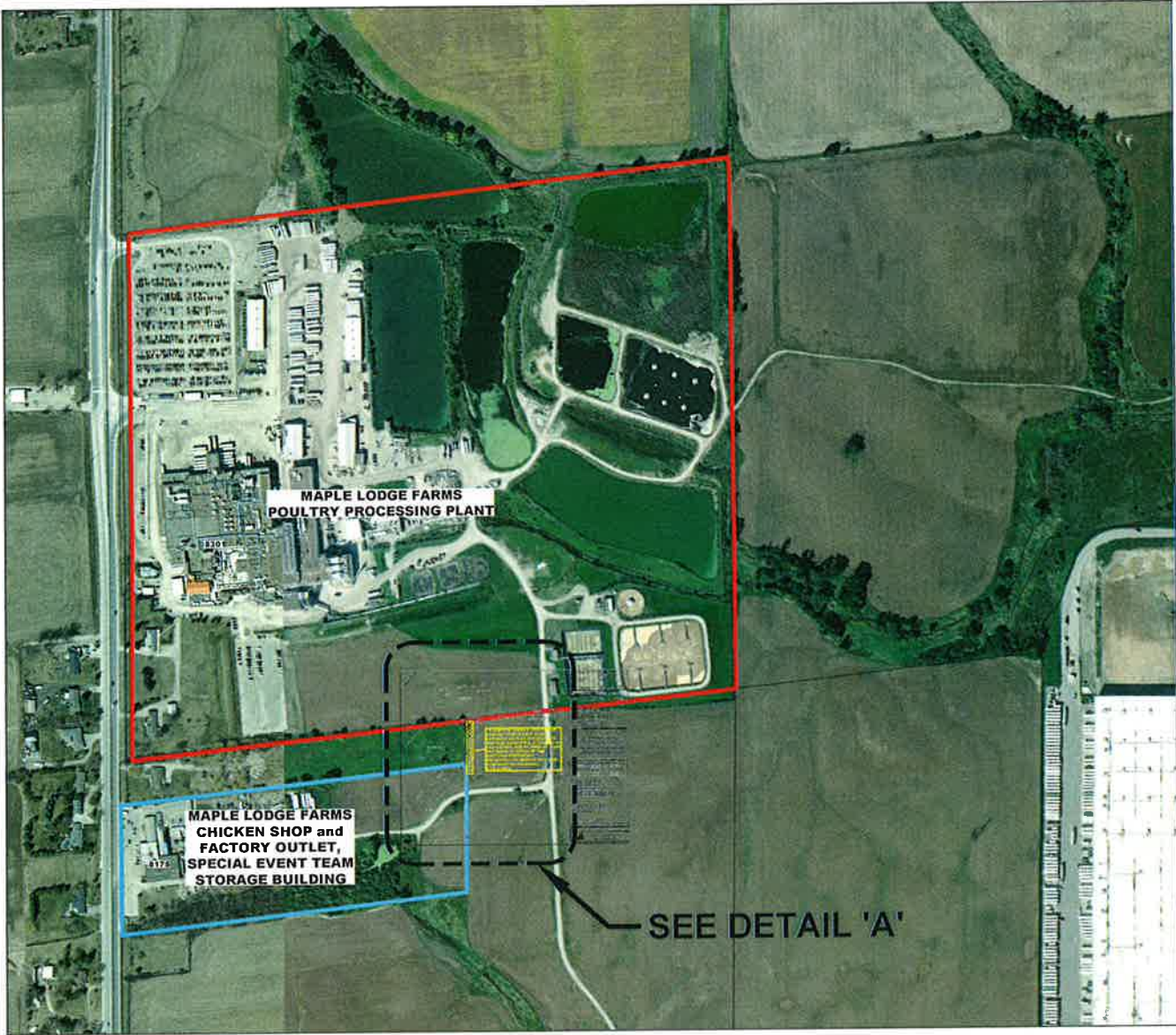
**CONSENT SKETCH - PROPOSED EASEMENT**  
**SITE PLAN APPLICATION: SPA-2022-0043**  
**'O' WINSTON CHURCHILL BOULEVARD**  
**CITY of BRAMPTON**  
**REGION of PEEL**

**PROPOSED EASEMENT:**

1. 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





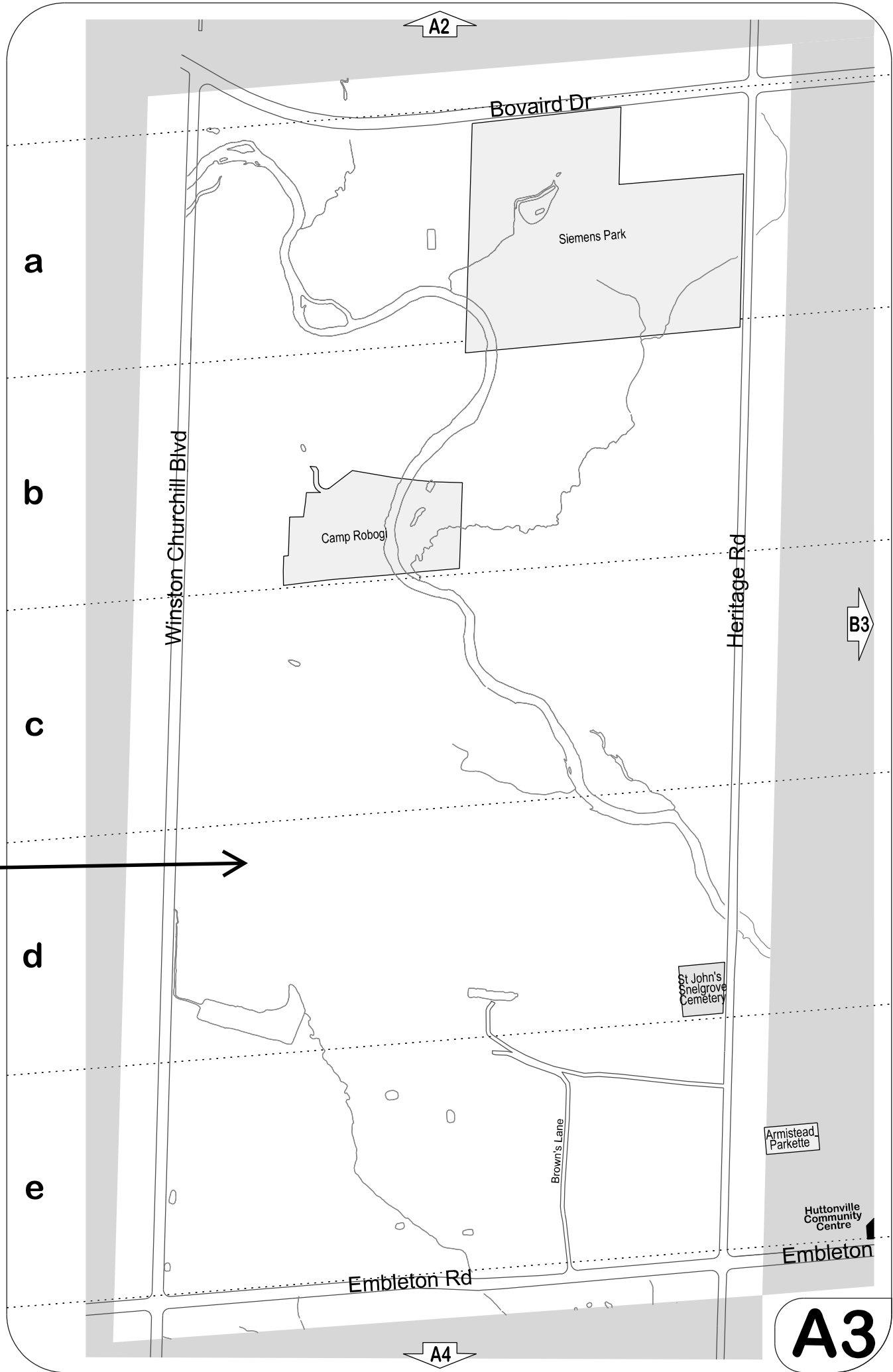
TO GRANT A SERVICE UTILITY AND SANITARY FORCE-MAIN SEWER EASEMENT WITH AN APPROXIMATE WIDTH OF 8.0 METRES, A LENGTH OF 62.0 METRES, AND AN AREA OF 0.050 HECTARES, IN FAVOR OF THE ABUTTING PROPERTIES MUNICIPALLY KNOWN AS 8175 AND 8310 WINSTON CHURCHILL BOULEVARD.

**CONSENT SKETCH - PROPOSED EASEMENT**  
SITE PLAN APPLICATION: SPA-2022-0043  
'O' 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



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