

City of Brampton, Planning and Development  
2 Wellington Street W  
Brampton, ON, L6Y 4R2

May 17, 2024  
File: 4881-2

**Attn: Clara Vani, Secretary-Treasurer of the Committee of Adjustment**

**RE: Application for Consent (Easement)  
8470 and 8480 Highway 50  
City of Brampton**

Weston Consulting is the planning consultant and registered agent for HIGHWAY 50 & 7 SOUTH EQUITIES INC.; PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; GREYCAN 9 PROPERTIES LIMITED PARTNERSHIP; GREYCAN 9 PROPERTIES INC. (the "Panattoni Development Company") and through its related legal entities the owners of the lands subject to this Application for Consent for the purposes of establishing a permanent access easement over the property municipally known as 8470 and 8480 Highway 50 (the "Servient Parcel") in favour of 8386 and 8412 Highway 50 (the "Dominant Parcel") for a period greater than 21 years. We are pleased to submit the enclosed materials in support of the Consent Application to facilitate the easement limits for shared vehicular access to Highway 50.



*Figure 1: Aerial Photo*

## Description of the Lands

The lands collectively have a combined site area of approximately 221,610 square metres (22.16 hectares) and is located at the southwest quadrant of the Queen Street East and Highway 50 intersection along the City of Brampton's eastern border. The lands are triangularly shaped with Queen Street East to the north, Highway 50 to the east, and The Gore Road to the west.

### Servient Parcel

The Servient Parcel is municipally known as 8470 and 8480 Highway 50 (formally 4629 Queen Street East), and has an approximate lot area of 127,310 square metres (12.7 hectares), with frontages of 352 metres on Queen Street, 416 metres on Highway 50, and 459 metres on The Gore Road. The parcel has vehicular access to Queen Street East at the northwest corner of the site, and at the southeast corner of the site along Highway 50. The southeast access is directly aligned with Huntington Road on the east side of Highway 50 in the City of Vaughan and is anticipated to be signalized in the future by the Region of Peel once traffic levels warrant the signalization.

The lands have been developed to include two warehouse distribution facilities with associated office and outside storage of trucking trailers. The development was Site Plan Approved in June 2022 (SP19-045.000) and is largely completed. The development also included a number of conveyances to the Region of Peel for the widening of the Highway 50 and Queen Street East frontages, as well as the conveyance of natural heritage and floodplain lands to the City of Brampton. Previous minor variances were obtained to permit an increased building height, outside storage of trailers and to reduce the minimum landscape buffer (A-2021-0089) and to permit a driveway access to encroach into the floodplain lands and reduce the landscape requirements within the floodplain lands (A-2021-0156) of which have both been approved and are not final and binding.

Schedule D, Clause 7 of the registered Site Plan Agreement states:

*The Owner covenants and agrees to convey an easement over the driveway fronting onto Hwy. 50 opposite Huntington Road in favour of the adjacent lands to the south (municipally known as 8386 and 8412 Highway 50), immediately upon request by the City in the future and to the satisfaction of the City's Legal Services Division and the Commissioner of Public Works & Engineering. The Owner acknowledges and agrees that the conveyance of this access easement may require the submission of an application to the Committee of Adjustment and that they agree to be responsible for any and all costs related to obtaining and registering the easement. Furthermore, the Owner hereby waives and releases the City from any claims, demands, damages, actions, causes of action or suits or other proceedings by the Owner for compensation, injurious affection or other damages, losses and costs arising or which may arise as a result of the access easement. The proposed development will also facilitate road conveyances along Highway 50, Queen Street, and The Gore Road as part of the site plan process, including conveyance of ecologically significant and floodplain lands located along the eastern side of the site.*

### Dominant Parcel

The Dominant Parcel is located at the northwest corner of the intersection of Highway 50 and The Gore Road in the City of Brampton and is municipally known as 8386 and 8412 Highway 50. The site is triangular in shape, tapering in width towards the intersection of Highway 50 and The Gore Road. It has an approximate area of 94,300 square metres (9.43 hectares), with frontages of approximately 579 metres along Highway 50 and approximately 563 metres along The Gore Road. The site is currently vacant and is the former site of the Humber

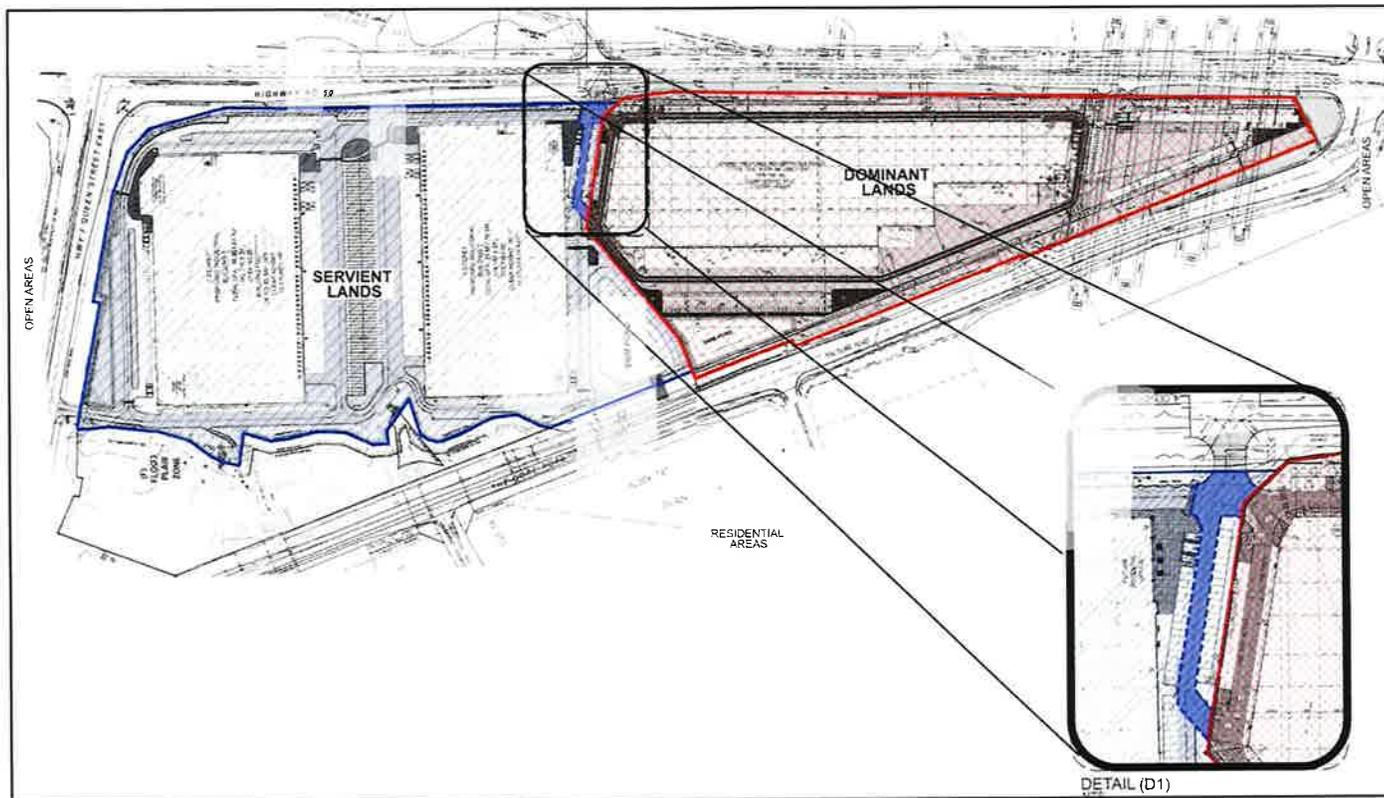
Nurseries Garden Centre. The site is traversed from east to west by a Hydro One easement for overhead transmission lines and is currently part of the Parkway Belt West Plan Area.

The lands are currently subject to an Application for Site Plan Approval to facilitate the development of an industrial/warehousing building. The most recent resubmission ('R2') was filed on December 21, 2023. A Zoning By-law Amendment (ZBA) application was approved by Brampton Council through the passing of By-law 159-2023 on September 29, 2023 and is now in full force and effect. As such, the subject property is now zoned Industrial Four (H) - M4-(H)-3709.

The site proposes two right-in/right-out accesses, one located on The Gore Road and the other on Highway 50. As part of the site plan approvals process, two internal driveway connections are proposed to the adjoining parcel (Servient Parcel) to the north in order to provide vehicular access to the future signalized intersection at Highway 50 and Huntington Road.

**Purpose of Easement**

The purpose of this application is to establish a permanent easement (+21 years) for the shared vehicular access to the future signalized intersection on the Servient Parcel, fulfilling its legal obligations pursuant to the Site Plan Agreement and allowing the Dominant Parcel appropriate consolidated access as a requirement of its Site Plan Approval application.



The proposed easement represents an area of approximately 952 square metres and generally straddles the boundary of the two parcels. The easement area is made of the access driveway/lanes and curbs between the on the travelled portions of the driveway between the parcels.

**Planning Policy Framework**

Region of Peel Official Plan: (April 2022)

The Region of Peel Official Plan was approved by the Province on November 4, 2022 and is a long-term plan that guides growth and development in the Region. Schedule E-1 “Regional Structure” designates the subject lands as Urban System. The Urban System is composed of a variety of communities and plans to achieve sustainable development and complete healthy communities. The Peel Region Official Plan is relevant to the proposed easement given the Region’s ownership and jurisdiction over the Highway 50 right of way. The Regional Official Plan policy states:

**5.10.36.1** *To work with the local municipalities and the Province to provide, optimize, maintain and operate a multimodal Major Road Network to facilitate the safe, efficient and reliable movement of people and goods.*

**5.10.36.2** *To control access to Regional roads through the planning and development process so as to:*

- a) *Optimize road safety;*
- b) *Optimize safety of pedestrians, cyclists, and other road users; c)*
- c) *Optimize road carrying capacity; and*
- d) *Reduce the number and location of intersections along Regional roads in greenfield and brownfield developments through consolidation of neighbouring accesses in accordance with the Regional Road Characterization Study, as amended from time to time.*

City of Brampton Official Plan:

The Brampton Official Plan 2006 was adopted by City Council in October 2006 and approved by the Ontario Municipal Board (OMB) in October 2008. *Schedule A: General Land Use Designations* designates the subject lands as *Business Corridor*. The Business Corridor designation falls under the Employment category of the City’s Urban Structure. The proposed development conforms to the Brampton Official Plan.

**Planning Analysis and Justification of the Proposed Consent Application**

Section 51 of the Planning Act authorizes an approval authority to make decisions regarding the subdivision of land. The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, in order to recommend a severance for approval, the application must have regard for the criteria listed in subsection 51(24) of the Planning Act. Table 1 provides an assessment of how the consent application meets the prescribed criteria.

*Table 1: Assessment of Section 51 of the Planning Act (Land Division)*

Criteria	Proposed Applications
a) the effect of development of the proposed subdivision on matters of provincial interest referred to in section 2;	The proposed severance conforms to Section 2 of the Planning Act and considers matters of provincial interest, in particular the orderly development of safe and healthy communities.
b) whether the proposed subdivision is premature or in the public interest;	The purpose of the consent application is to facilitate the easement limits between neighbouring properties for shared access to Highway 50. The consent will fulfil the obligations of the Site Plan Agreement and allow for the orderly and appropriate development of

	the employment block as considered and reviewed through the various Planning Act applications previously approved and under review.
c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The application and proposal 84 conform to the policies of the Region of Peel Official Plan and City of Brampton Official Plan as outlined in this letter.
d) the suitability of the land for the purposes for which it is to be subdivided;	The proposed easement is suitable in order to create a shared access between two neighbouring properties as directed by the Region of Peel.
d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	<i>Not applicable.</i>
e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The number, width, location, and proposed grades and elevations of highways and linkages are adequate and have been reviewed as part of Site Plan Approval applications for both Servient and Dominant parcels. The shared access arrangement is an obligation of the Servient Parcel's previous Site Plan Approval and provides for appropriate and consolidated access to the employment block.
f) the dimensions and shapes of the proposed lots;	<i>Not applicable.</i>
g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	<i>Not applicable.</i> Both parcels are subject to existing easements none of which affect the proposed applications and shared access arrangement.
h) conservation of natural resources and flood control;	<i>Not applicable.</i>
i) the adequacy of utilities and municipal services;	There are adequate utilities and municipal services on the subject property.
j) the adequacy of school sites;	<i>Not applicable.</i>
k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The proposed application is to facilitate the easement limits between the adjoining parcels. It is noted that the Dominant Parcel will be required to convey lands to the Region of Peel for road widening purposes as part of its Site Plan Approval application.
l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	<i>Not applicable.</i>
m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	The Dominant Parcel is currently undergoing a Site Plan Approval process, while the Servient Parcel is site plan approved and completed. The shared access arrangement was reviewed and considered from a technical perspective as part of both separate site plan review processes. The proposed easement will fulfil the legal obligations of the Servient Parcel per its Registered Site Plan Agreement.

It is our opinion that the proposed easement meets the criteria of Section 51 (24) of the Planning Act., is appropriate and should ultimately be approved. The easement fulfils the obligations of the Servient Parcel's Site Plan Approval and allows for the appropriate consolidation of vehicular access to a future signalized intersection that has been approved by the City and Region as part of two site plan applications. The proposed application has merit, represents good planning, and should be approved by the Committee of Adjustment.

**Submission Materials**

In support of this application, please find enclosed the following materials:

1. Application Form
2. Easement Sketch
3. Site Plan (Dominant Parcel)
4. Approved Site Plan (Servient Parcel)

We trust that the above is in order and that all the submission materials required to advance the consent application have been provided. We request that the materials be circulated for review and comment at the earliest available opportunity so that the item can be brought forward to the earliest available Committee of Adjustment hearing date. Upon initial review and processing of this application, we request notice so that the applicable application fee of \$4,391.00 may be paid by the applicant.

We thank you in advance for working with us to process this Consent Application. Should you have questions or require anything further, please do not hesitate to contact the undersigned (ext. 252) or Kaveh Wahdat (ext. 328).

Yours truly,  
**Weston Consulting**  
Per:



Michael A. Vani, BURPI, MCIP, RPP  
Senior Associate

- c. Chris Serio, Panattoni Development Company  
Angelo Ambrico, City of Brampton  
Samantha Dela Pena, City of Brampton



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** HIGHWAY 50 & 7 SOUTH EQUITIES INC.; PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; GREYCAN 9 PROPERTIES LIMITED PARTNERSHIP; GREYCAN 9 PROPERTIES INC.  
(print given and family names in full)

**Address** 185 The West Mall, Suite 860, Toronto ON, M9C 5L5

**Phone #** 416 579 9428 **Fax #** \_\_\_\_\_

**Email** cserio@panattoni.com

(b) **Name of Authorized Agent** Weston Consulting c/o Michael Vani

**Address** 201 Millway Avenue, Suite 19, Vaughan ON, L4K 5K8

**Phone #** 905 738 8080 ext 252 **Fax #** \_\_\_\_\_

**Email** mvani@westonconsulting.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:** Consent to establish an access easement over the subject lands in favour of the abutting property to the south for shared access to Highway 50.

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.**

"HIGHWAY 50 & 7 EQUITIES INC." "PANGREEN LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, 9404635 CANADA INC." "GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP, by its GENERAL PARTNER, GREYCAN 7 PROPERTIES GP, INC."

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

a) **Name of Street** Highway 50 **Number** 8470 + 8480

b) **Concession No.** 10 **Lot(s)** 3 and 4

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

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

e) **Assessment Roll No.** 211012000110900 **Geographic or Former Township** \_\_\_\_\_

**FULL LEGAL DESCRIPTION:** Part of Lots 3 and 4, Concession 10 ND (Tor Gore) as in RO830443 & RO830444, Save and Except Parts 1 to 6 on Expropriation Plan PR520367, Save and Except Part 2 on Plan 43R-32325 & Parts 1, 2 and 3 on Plan 43R-34879; Save and Except Parts 6 to 13 on Plan 43R-40137; Save and Except Parts 1 to 4 on Plan 43R-40225; Brampton

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

**Yes**  **No**

**Specify:** Access Easement in favour of Region of Peel along western property line abutting Queen Street. The easement is not affected by this application.



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

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f)	<b>Water supply will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	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):	<hr/>	

g)	<b>Sewage disposal will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	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):	<hr/>	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	<b>Servient Parcel</b> <del>Land to be Severed</del>	<b>Dominant Parcel</b> <del>Land to be Retained</del>
<b>Zoning By-Law</b>	<u>Service Commercial (SC-2094)</u>	<u>Industrial Four (H) - M4-(H)-3709</u>
<b>Official Plans</b>		
<b>City of Brampton</b>	<u>Business Corridor</u>	<u>Business Corridor</u>
<b>Region of Peel</b>	<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 # \_\_\_\_\_ Status/Decision \_\_\_\_\_

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

Yes  No

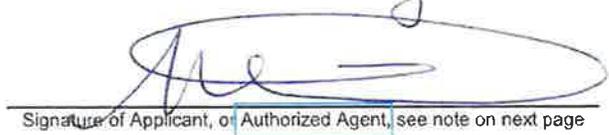
Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_

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	OZS-2022-0036 (Dominant)	Approved
Minister's Zoning Order	_____	_____
Minor Variance	A-2021-0089 & A-2021-0156	Approved (In Force)
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 Vaughan  
 this 17<sup>th</sup> day of May, 2024.

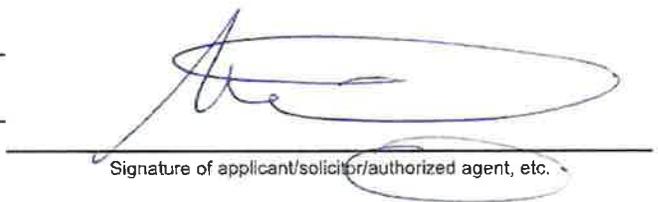
  
 Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:  
 I have the authority to bind the Corporation

**DECLARATION**

I, Weston Consulting c/o Michael Jenni 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 VAUGHAN  
 in the REGION of YORK  
 this 17 day of MAY, 2024.

  
 Signature of applicant/solicitor/authorized agent, etc.

**Patrizia Santino**  
 a Commissioner, etc.,  
 Province of Ontario  
 for Weston Consulting Group Inc.  
 Expires May 31, 2027



Signature of a Commissioner, etc.

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 May 17, 2024  
 Date Application Deemed Complete by the Municipality Done

**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,  
HIGHWAY 50 & 7 SOUTH EQUITIES INC.; PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; GREYCAN 9 PROPERTIES LIMITED  
PARTNERSHIP; GREYCAN 9 PROPERTIES INC. c/o Wade Dobbin  
(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;  
**Weston Consulting c/o Michael Vani**  
(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,  
**Weston Consulting c/o Michael Vani**  
(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,  
**Weston Consulting c/o Michael Vani**  
(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 27<sup>th</sup> day of MARCH, 2024.

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

**WADE DOBBIN**

(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

LOCATION OF THE SUBJECT LAND: 8470 & 8480 Highway 50  
HIGHWAY 50 & 7 SOUTH EQUITIES INC.; PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; GREYCAN 9 PROPERTIES  
I/We, LIMITED PARTNERSHIP: GREYCAN 9 PROPERTIES INC. c/o Wade Dobbins  
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 27<sup>th</sup> day of MARCH, 2024.

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

WADE DOBBINS  
(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**



**LEGEND**

- Dominant Lands (94,300 m<sup>2</sup>)
- Servient Lands (127,310 m<sup>2</sup>)
- Easement Area (952 m<sup>2</sup>)

**Notes:**

- Overlay of Dominant Lands Site Plan, sheet A1.0, issued on November 1st, 2023, by WMA Inc.
- Overlay of Servient Lands Site Plan, sheet A1.0, issued on June 1st, 2021, by WMA Inc.
- Property Boundary as per site plan overlays.
- Easement Area estimated from the site plan overlays.

DRAWN / REVISED

DRAWN	REVISED

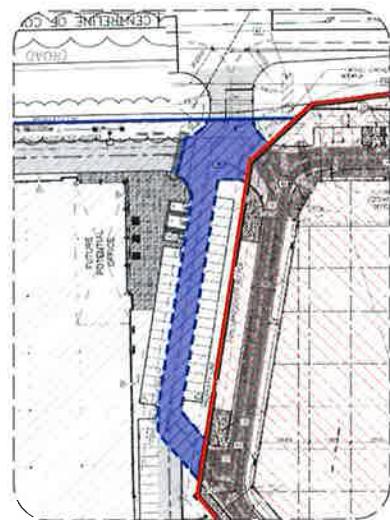
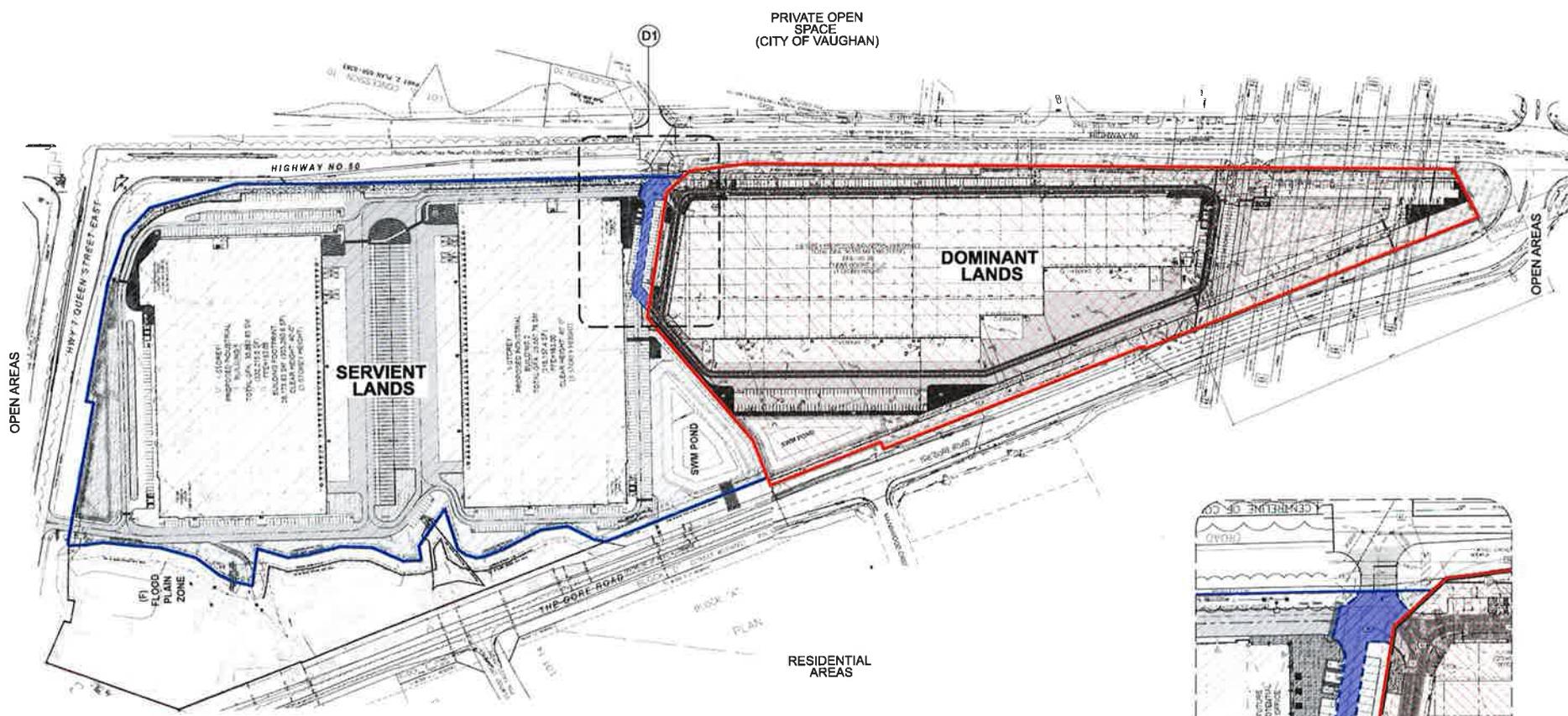
16 MAY 2024 First Draft

**SEVERANCE SKETCH**  
**8386 & 8412 HIGHWAY 50**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEI**



File Number: 4881-2  
 Date: 2024-05-16  
 Drawn By: ZW  
 Planner: MV  
 CAD: 4881-2\_Severance Sketch\_2024-04-02.dgn

Drawing  
**SS**



**DETAIL (D1)**  
NTS



OBC MATRIX - BUILDING 1	
 ARCHITECT NAME: WARE MALCOMB (A BUSINESS NAME OF WMA INC) CERTIFICATE OF PRACTICE NUMBER: 3619 NAME OF PROJECT: PANATTONI BRAMPTON BUILDING 1 LOCATION: QUEEN STREET EAST & HWY 50, BRAMPTON, ON	
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9
1	PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input type="checkbox"/> PART II <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE
2	MAJOR OCCUPANCY(IES) GROUP / DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED
3	BUILDING AREA (sq. m.) NEW BLD: 28,173.83 SM TOTAL: 30,863.83 SM
4	GROSS AREA (sq. m.) NEW BLD: 30,863.83 SM TOTAL: 30,863.83 SM
5	NUMBER OF STOREYS ABOVE GRADE: 1
6	NUMBER OF STOREYS BELOW GRADE: 0
7	BUILDING CLASSIFICATION(S) GROUP / DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED
8	SPRINKLER SYSTEM PROPOSED: <input type="checkbox"/> EXISTING BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED
9	STANDPIPE REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO
10	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO
11	WATER SERVICE/SUPPLY IS ADEQUATE: <input type="checkbox"/> YES <input type="checkbox"/> NO
12	HIGH BUILDING: <input type="checkbox"/> YES <input type="checkbox"/> NO
13	CONSTRUCTION RESTRICTIONS ACTUAL CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> HIGH-COMBUSTIBLE <input type="checkbox"/> BOTH
14	MEZZANINE(S) AREA (m <sup>2</sup> ): N/A
15	OCCUPANT LOAD: BASED ON: <input type="checkbox"/> # OF PERSONS <input type="checkbox"/> DESIGN OF BUILDING <input type="checkbox"/> LEAD (PERSONS) <input type="checkbox"/> OTHER
16	BARBER-FREE DESIGN: YES <input type="checkbox"/> NO <input type="checkbox"/>
17	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input type="checkbox"/> NO
18	REQUIRED FIRE RESISTANCE RATING (FRR): FLOORS: # HOURS: N/A ROOF: # HOURS: N/A MEZZANINE: # HOURS: N/A
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS: WALL AREA (m <sup>2</sup> ): NORTH: 28.75 SOUTH: 28.83 EAST: 23.74 WEST: 23.84
20	PLUMBING FIXTURE REQUIREMENTS SHELL ONLY N/A

OBC MATRIX - BUILDING 2	
 ARCHITECT NAME: WARE MALCOMB (A BUSINESS NAME OF WMA INC) CERTIFICATE OF PRACTICE NUMBER: 3619 NAME OF PROJECT: PANATTONI BRAMPTON BUILDING 2 LOCATION: QUEEN STREET EAST & HWY 50, BRAMPTON, ON	
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9
1	PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input type="checkbox"/> PART II <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE
2	MAJOR OCCUPANCY(IES) GROUP / DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED
3	BUILDING AREA (sq. m.) NEW BLD: 28,557.79 SM TOTAL: 29,557.79 SM
4	GROSS AREA (sq. m.) NEW BLD: 28,557.79 SM TOTAL: 29,557.79 SM
5	NUMBER OF STOREYS ABOVE GRADE: 1
6	NUMBER OF STOREYS BELOW GRADE: 0
7	BUILDING CLASSIFICATION(S) GROUP / DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED
8	SPRINKLER SYSTEM PROPOSED: <input type="checkbox"/> EXISTING BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED
9	STANDPIPE REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO
10	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO
11	WATER SERVICE/SUPPLY IS ADEQUATE: <input type="checkbox"/> YES <input type="checkbox"/> NO
12	HIGH BUILDING: <input type="checkbox"/> YES <input type="checkbox"/> NO
13	CONSTRUCTION RESTRICTIONS ACTUAL CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> HIGH-COMBUSTIBLE <input type="checkbox"/> BOTH
14	MEZZANINE(S) AREA (m <sup>2</sup> ): N/A
15	OCCUPANT LOAD: BASED ON: <input type="checkbox"/> # OF PERSONS <input type="checkbox"/> DESIGN OF BUILDING <input type="checkbox"/> LEAD (PERSONS) <input type="checkbox"/> OTHER
16	BARBER-FREE DESIGN: YES <input type="checkbox"/> NO <input type="checkbox"/>
17	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input type="checkbox"/> NO
18	REQUIRED FIRE RESISTANCE RATING (FRR): FLOORS: # HOURS: N/A ROOF: # HOURS: N/A MEZZANINE: # HOURS: N/A
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS: WALL AREA (m <sup>2</sup> ): NORTH: 28.83 SOUTH: 23.84 EAST: 23.84 WEST: 23.84
20	PLUMBING FIXTURE REQUIREMENTS SHELL ONLY N/A



# PANATTONI BRAMPTON

## BUILDING 1 & BUILDING 2

QUEEN STREET EAST & HIGHWAY NO. 50  
BRAMPTON, ONTARIO

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate

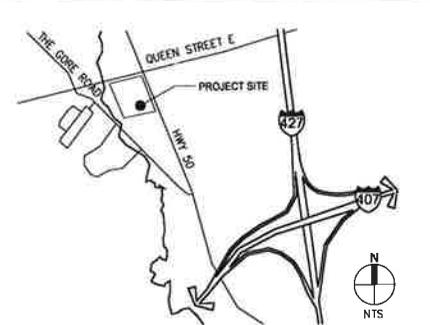
Architecture  
 Planning  
 Interior  
 Graphics  
 Civil Engineering

180 Bass Pro Mills Drive Unit 103  
 Vaughan, Ontario L4K 0G9  
 P: 905.760.1221  
 F: 905.760.1221  
 www.wmare.com



**PANATTONI BRAMPTON**  
 4599 & 4629 QUEEN STREET EAST  
 BRAMPTON, ONTARIO  
 FILE NO. SP19-045.000

### VICINITY MAP



### DEVELOPER

**PANATTONI DEVELOPMENT**

PANATTONI DEVELOPMENT COMPANY  
 185 THE WEST MALL SUITE 660  
 TORONTO, ON M5C 3L5

BRYAN MILLS  
 PH: 416-915-1976

### ARCHITECT

**WARE MALCOMB**

180 Bass Pro Mills Drive Unit 103  
 Vaughan, ON L4K 0G9

FRANK DI ROMA OAA MRAC  
 A.L.T. ITALIAN CORTEGA BISMOLTE  
 PH: 905.760.1221

### CIVIL ENGINEER

**WARE MALCOMB**

180 Bass Pro Mills Drive Unit 103  
 Vaughan, ON L4K 0G9

DAVID NEWSON  
 PH: 905.760.1221

### ARCHITECT'S CONSULTANTS

**LANDSCAPE ARCHITECT**

MHBC Planning Urban Design & Landscape Architecture  
 7050 Western Road, Suite 230  
 Woodbridge ON L4L 6Z7

Nick Mife  
 PH: (905) 761-5588  
 FAX: (905) 761-5589

### SHEET INDEX

ARCHITECTURAL (12 SHEETS)	
A0.1	TITLE SHEET
A1.0	OVERALL SITE PLAN
A1.1	BUILDING 1 ENLARGED SITE PLAN
A1.2	BUILDING 2 ENLARGED SITE PLAN
A2.1	BUILDING 1 FLOOR PLAN
A2.2	BUILDING 2 FLOOR PLAN
A3.1	BUILDING 1 ROOF PLAN
A3.2	BUILDING 2 ROOF PLAN
A4.1	BUILDING 1 ELEVATIONS
A4.2	BUILDING 2 ELEVATIONS
A4.3	BUILDING 1 ELEVATIONS
A4.4	BUILDING 2 ELEVATIONS

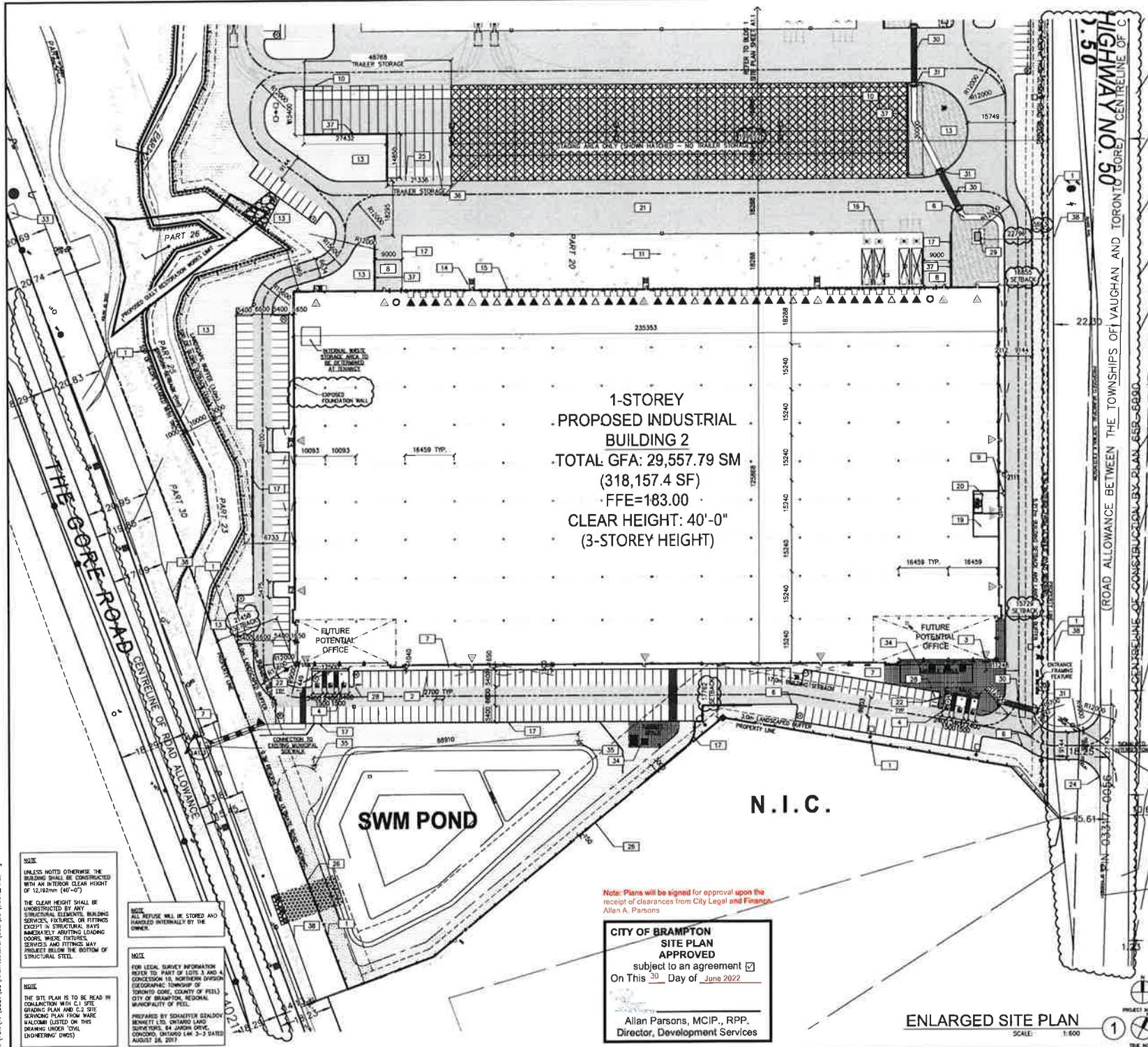
TITLE SHEET	
DATE	REVISIONS
1. 2019-01-23	ISSUED FOR SPA
2. 2019-02-14	REVISED FOR SPA
3. 2019-03-14	REVISED FOR SPA
4. 2019-03-11	REVISED FOR SPA
5. 2019-04-07	REVISED FOR SPA
6. 2019-05-06	REVISED FOR PERMIT
7. 2019-05-31	REVISED FOR SPA

PA / PM:	AR/EM
DRAWN BY:	MF
JOB NO.:	TOR17-0081-00

SHEET  
**A0.1**







1-STOREY  
 PROPOSED INDUSTRIAL  
 BUILDING 2  
 TOTAL GFA: 29,557.79 SM  
 (318,157.4 SF)  
 FFE=183.00  
 CLEAR HEIGHT: 40'-0"  
 (3-STOREY HEIGHT)

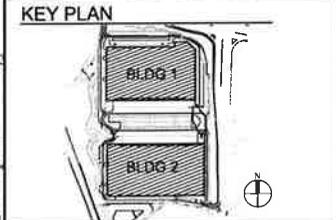
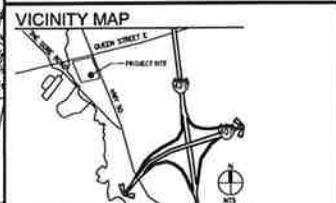
Note: Plans will be signed for approval upon the receipt of clearances from City Legal and Finance.  
 Allan A. Parsons

**CITY OF BRAMPTON**  
 SITE PLAN  
 APPROVED  
 subject to an agreement   
 On This 30<sup>th</sup> Day of June 2022

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

- ### SITE PLAN NOTES
- SEE SHEET A0.1 FOR ADDITIONAL SITE PLAN NOTES
- PROPERTY LINE INCLUDING ULTIMATE ROAD WIDENING
  - STANDARD PARKING STALL PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS
  - PRINCIPLE ENTRY, PROVIDE POWER OPERATED AUTOMATIC DOOR OPENER
  - TYPICAL SHARED ACCESSIBLE PARKING STALLS, TYPE A AND TYPE B WITH ACCESSIBLE PARKING SIGN AND PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS
  - 1500 X 1500 CONCRETE PAD
  - 150 mm HIGH CURB TYPICAL. SEE CIVIL DWGS
  - 1800 mm WIDE CONCRETE SIDEWALK TYPICAL U.N.O.
  - DRIVE-IN RAMP. SET CIVIL DWGS FOR SLOPE %
  - THIS DEPARTMENT CONNECTION / SIAMSE
  - SNOW STORAGE AREA
  - CONCRETE APRON. SEE CIVIL DWGS
  - EXISTING POST AND WIRE FENCE TO BE REMOVED
  - LANDSCAPED AREA. SEE LANDSCAPE DWGS
  - EXTERIOR STEEL STAIRS W/TUBE STEEL GUARDRAIL, TYP.
  - TRUCK LOADING DOCK, TYP.
  - LOADING SPACE PER CITY OF BRAMPTON STANDARDS
  - PROPOSED RETAINING WALL SEE CIVIL DWGS
  - LINE OF CANOPY ABOVE
  - PROPOSED ELECTRICAL ROOM
  - PROPOSED SPRINKLER ROOM
  - HATCHED AREA DENOTES HEAVY DUTY ASPHALT
  - DEPRESSED CURB SEE DETAIL 2 ON SHEET A1.0
  - LIGHT DUTY ASPHALT. SEE CIVIL DWGS
  - CURB RADI AT ENTRANCES WITH MUNICIPAL SIDEWALK LIMITS TO CONFORM TO CITY OF BRAMPTON STANDARDS SEE CIVIL DWGS
  - 4.570m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
  - PROPOSED FENCE SEE LANDSCAPE DWGS
  - EXISTING MUNICIPAL SIDEWALK
  - DESIGNATED PARKING SPACE FOR LOW-EMITTING FUEL EFFICIENT VEHICLE
  - PROPOSED LOCATION FOR TRANSFORMER PAD
  - PEDESTRIAN WALKWAY WITH PAINTED LINES AS PER CITY OF BRAMPTON MUNICIPAL STANDARDS
  - PROPOSED DEPRESSED CURB
  - EXISTING RETAINING WALL
  - LOCATION OF EXISTING MUNICIPAL TRANSIT PAD
  - EMPLOYEE AMENITY AREA - REFER TO LANDSCAPE DWGS
  - SAFETY STATION - REFER TO CIVIL DWGS & DETAIL 2/A1.0
  - STAGING AREA. NO TO BE USED FOR TRAILER STORAGE - TRAILER STORAGE ONLY PROPOSED IN SPACES OUTSIDE OF STAGING AREA
  - 2.5m HIGH ACOUSTIC BARRIER. SEE LANDSCAPE DWGS
  - EXISTING PROPERTY LINE NOT SHOWING ULTIMATE ROAD WIDENING

- ### SITE LEGEND
- NEW HEAVY DUTY PAVEMENT (HATCHED)
  - NEW LANDSCAPE AREA (HATCHED)
  - FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
  - MAN DOOR ENTRY
  - WALKWAY GUT PANEL
  - TRUCK LOADING DOCK DOOR
  - DRIVE IN DOOR
  - PROPOSED FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS)
  - SIAMSE CONNECTION (VERIFY LOCATION W/CIVIL DWGS)
  - DENOTES CATCHBASIN (SEE CIVIL DWGS)
  - DENOTES MANHOLE (SEE CIVIL DWGS)
  - FLUSH CURB AT ACCESSIBLE PARKING SPACES
  - DEPRESSED CURB AT ACCESSIBLE WALKWAYS
  - LS LOADING SPACE
  - NO. OF PARKING SPACES
  - PROPOSED LOCATION FOR TRANSFORMER PAD
  - SWMP SAFETY STATION



**City of Brampton**  
 Building Division  
 Zoning Review  
 2022/01/24  
 SATWANT HOTHI

**CITY OF BRAMPTON**  
 Engineering Services  
 Approved by Transportation  
 Municipal Planning  
 S.A.  
 Date: 2022/01/24

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate

Architecture: 180 West Beaver Creek Drive, Unit 101, Richmond Hill, ON L4B 3N4  
 Planning: 1000 Lakeshore Blvd. E., Suite 200, Mississauga, ON L4X 1L3  
 Estimating: 1000 Lakeshore Blvd. E., Suite 200, Mississauga, ON L4X 1L3  
 Graphics: 1000 Lakeshore Blvd. E., Suite 200, Mississauga, ON L4X 1L3  
 Civil Engineering: 1000 Lakeshore Blvd. E., Suite 200, Mississauga, ON L4X 1L3

**ONTARIO ASSOCIATION**  
 OF ARCHITECTS  
 MARK DI ROMA  
 LICENCE  
 81208

**PANATTONI**  
**BRAMPTON**  
 4629 QUEEN STREET EAST  
 BRAMPTON, ONTARIO  
 FILE NO. SP19-045.000

SITE PLAN - BLDG 2

DATE	ISSUED FOR	REVISIONS
2022-06-30	ISSUED FOR SPA	1
2022-06-30	RECEIVED FOR SPA	2
2022-06-30	RECEIVED FOR SPA	3
2022-06-30	RECEIVED FOR SPA	4
2022-06-30	RECEIVED FOR SPA	5
2022-06-30	RECEIVED FOR SPA	6
2022-06-30	RECEIVED FOR SPA	7
2022-06-30	RECEIVED FOR SPA	8

PA / PM: RCB  
 DRAWN BY: WM  
 JOB NO.: TOR17-0081-00

SHEET  
**A1.2**  
 BUILDING 2

2021-08-31 RE-ISSUED FOR SPA

**NOTE**  
 UNLESS NOTED OTHERWISE, THE BUILDING SHALL BE CONSTRUCTED WITH AN INTERIOR CLEAR HEIGHT OF 12,192mm (40'-0")

THE CLEAR HEIGHT SHALL BE UNOBSTRUCTED BY ANY STRUCTURAL ELEMENTS, BUILDING SERVICES, FIXTURES, OR FITTINGS EXCEPT IN STRUCTURAL BAYS IMMEDIATELY ADJACENT TO TRUCK DOORS, WARE FIXTURES, SERVICES AND FITTINGS MAY PROJECT BELOW THE BOTTOM OF STRUCTURAL STEEL.

**NOTE**  
 THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH C.I. SITE GRADING PLAN AND C.I. SITE SERVING PLAN FROM WARE MALCOMB LISTED ON THIS DRAWING UNDER "CIVIL ENGINEERING" DWGS

**NOTE**  
 ALL REFUSE WILL BE STORED AND HANDLED INTERNALLY BY THE OWNER.

**NOTE**  
 FOR LEGAL SURVEY INFORMATION REFER TO: PART OF LOTS 3 AND CONCESSION 10, NORTHWEST QUARTER (GEOGRAPHIC TOWNSHIP OF TORONTO GOVE, COUNTY OF PEELE) CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEELE.

PREPARED BY: SCHAEFFER DESIGN BENNETT LTD. ONTARIO LAND SURVEYORS, 84 JAMISON DRIVE, CONCORD, ONTARIO L4M 3-3 SATED AUGUST 26, 2017

W:\TOR\17\0081\000\Architectural\Cad\000\A1.2.dwg