



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** Crombie Property Holdings, Limited, Nathan Hines
(print given and family names in full)

Address 5935 Airport Road, Suite 810, Mississauga, ON L4V 1W5

Phone # 416-562-6379

Fax # _____

Email legal@crombie.ca, justin.hawkins@crombie.ca

(b) **Name of Authorized Agent** Fred Santini

Address 5935 Airport Road, Suite 810, Mississauga, ON L4V 1W5

Phone # 416-562-6379

Fax # _____

Email legal@crombie.ca

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: Renewal of lease with Metro Ontario Real Estate Limited. The offer to lease is nearing the twenty-one (21) year mark (including renewals).

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.**

Metro Ontario Real Estate Limited

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

a) **Name of Street** Main Street South **Number** 156 (12-160)

b) **Concession No.** CON. 1 E.H.S. **Lot(s)** 1-13

c) **Registered Plan No.** RP-581 **Lot(s)** 1-13

d) **Reference Plan No.** PLAN 581 LOTS 1-13 **Lot(s)** 1-13

e) **Assessment Roll No.** PLAN 581 LOTS 1-13 **Geographic or Former Township** PLAN 581 LOTS 1-13

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

Yes No

Specify: BR38740, VS41273, VS104161, PR1419704, PR1774713, PR1774714, PR1774715, VS176706, PR1774716. No restrictions.

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

a) Frontage _____ Depth _____ Area _____

b) Existing Use _____ Proposed Use _____

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

(proposed) _____

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 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?

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):	_____	

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):	_____	

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

a) Frontage _____ Depth _____ Area 2568.769056 m2

b) Existing Use Retail Proposed Use Retail

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) 5 (retail, commercial)

(proposed) _____

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

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	_____	Commercial _____
Official Plans		
City of Brampton	_____	C-2 _____
Region of Peel	_____	_____

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	_____	_____
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 19th _____ day of March _____, 20²⁵.

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, Fred Santini of the Province of Ontario

in the County/District/Regional Municipality of Vaughan 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 _____ Province _____ of _____ Ontario _____

this 19th _____ day of March _____, 20²⁵.

Signature of applicant/solicitor/authorized agent, etc.

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 March 19, 2025

Date Application Deemed Complete by the Municipality Mercelyn

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, Crombie Property Holdings Limited ,
(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. Fred Santini ;
(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. Justin Hawkins ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

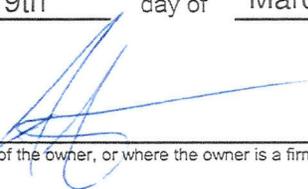
3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

3. Justin Hawkins ;
(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 19th day of March, 2025.



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

Crombie Property Holdings Limited

(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

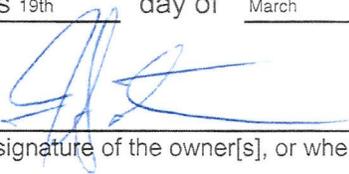
LOCATION OF THE SUBJECT LAND: 152-1160 Main Street, South, Brampton, Ontario, L6W 2E1

I/We, Crombie Property Holdings Limited

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 19th day of March, 2025.



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

Fred Santini

(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

Crombie Property Holdings Limited
5935 Airport Road, Suite 810
Mississauga, ON
L4V 1W5

March 18th, 2025

Committee of Adjustment
Planning and Development Services
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

RE: **Application for Consent Pursuant to Section 50 of the Planning Act
156 Main Street South, Brampton, Ontario**

Dear Committee of Adjustment,

We are writing to formally submit an application for consent under Section 50 of the Planning Act in connection with the property known municipally as 156 Main Street South, Brampton, Ontario (the "Property"). The Property is owned by Crombie Property Holdings Limited (the "Landlord").

The Landlord entered into an Offer to Lease with Metro Ontario Real Estate Limited (the "Tenant") on January 9, 2009, with an Initial Term of 20 years and additional renewal options. As specified in the Offer to Lease, this agreement was conditional upon compliance with Section 50 of the Planning Act. Unfortunately, it has come to our attention that the required consent was not obtained at the time the lease was executed. With the lease now approaching the 21-year mark, we are taking proactive steps to ensure full compliance with the Planning Act.

Enclosed with this submission are the following documents in support of our application:

- **Completed Application Form** for consent.
- **Survey of the Subject Property.**

Should you require a copy of the Offer to Lease or any additional information to support this application, please do not hesitate to contact us.

Thank you for your time and consideration.

Sincerely,

Catlin Gould
Coordinator, Development/Crombie REIT

8. Committee of Adjustment

8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variations to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variations	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds:			
<ul style="list-style-type: none"> • 75% refund if withdrawn prior to internal circulation • 50% refund if withdrawn prior to circulation of public notice of a hearing. • No refund if withdrawn once the circulation of the public notice of a hearing has occurred 			



THIS REPORT WAS PREPARED FOR BRAMPTON REALTY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2) SURVEY REPORT
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
SEE REVISION NOTE
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

NOTES AND LEGEND
BRACKETS ARE REFERENCING AND ARE DERIVED FROM THE SOUTH WESTERLY LINE OF MEADOWLAND GATE S.E. AS SHOWN ON PLAN OF SURVEY BY MARSHALL JACOBSON MCHUGHAN LTD., O.L.S. DATED DECEMBER 1, 1989
MNSR: A BOUNDARY OF 143.263074

NOTE
THE LEGAL MONUMENTS OF P.L. 1438-004(2) HAVE BEEN RELOCATED

NOTES AND LEGEND
 □ DENOTES SURVEY MONUMENT PLANTED
 ■ DENOTES SURVEY MONUMENT FOUND
 ○ DENOTES STANDARD IRON BAR
 ⊕ DENOTES SHORT STANDARD BAR
 ⊙ DENOTES IRON NAIL
 ⊕ DENOTES PK NAIL ON ASPHALT
 ⊙ DENOTES CUT CROSS
 ⊕ DENOTES MEASURED
 ⊙ DENOTES SET
 ⊕ DENOTES WITNESS
 ⊙ DENOTES CONCRETE FOUNDATION
 ⊕ DENOTES POINT OF CURVATURE
 ⊙ DENOTES POINT OF REVERSE CURVATURE
 ⊕ DENOTES CALCULATED
 ⊙ DENOTES GROUND ANGLE
 ⊕ DENOTES REGISTERED PLAN 581
 ⊙ DENOTES PLAN BY MARSHALL JACOBSON MCHUGHAN LTD., O.L.S. DATED DECEMBER 1, 1989
 ⊕ DENOTES PLAN 438-768
 ⊙ DENOTES PLAN 438-1488

REVISION NOTE
EASEMENTS SHOWN ON THE FACE OF THE PLAN
DATE: AUGUST 20, 2007
C. DeL
YACIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH 2007.
DATE: APRIL 27, 2007
C. DeL
YACIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

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

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF LOTS 1 TO 13 BOTH INCLUSIVE, BLOCK B, PART OF ELDOMAR AVENUE AND PART OF 1 FOOT RESERVE REGISTERED PLAN 581 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL
SCALE 1:400
P. SALNA COMPANY LTD., O.L.S.
NO PERSON MAY COPY, REPRODUCE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BLOCK B.L.S.



P. SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS
10225 YONGE STREET
RICHMOND HILL, ONTARIO L4C 3B2
PHONE (905) 884-3988 FAX (905) 737-7516
JOB No. 7049
FILE: 07-026
DAD FILE: N66666
FIELD BY: DAKE
DRAWN BY: PATHAN
CHECKED BY: BLAIR