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July 22, 2025

via email (coa@brampton.ca)

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

Dear Ms. Vani:

**Re: Consent Application
2-6 Maritime Ontario Boulevard
File No.: B-2025-0008**

We are the solicitors for Multiland Pacific Holdings Ltd., the registered owner of the lands municipally known as 2-6 Maritime Ontario Boulevard (the “**Property**”) in the City of Brampton (the “**City**”). The Property is identified as Parts 1 to 18, as indicated on the submitted draft reference plan.

We are writing in follow-up to our letter dated April 17, 2025 that accompanied our client’s application for a consent to sever the Property (the “**Original Application**”), which was deferred at the City’s Committee of Adjustment hearing on June 24, 2025.

As a result of significant discussions with City staff and the Toronto and Region Conservation Authority (the “**TRCA**”) certain changes to the Original Application have been made (the “**Amended Application**”). The Amended Application will now consist of a two step consent as desired by both City staff and the TRCA. For the purpose of the Amended Application, no alteration or construction is proposed and the existing buildings will be maintained on the proposed lots.

The Amended Application would proceed as follows:

1. The first step proposes a technical consent to reestablish a lot on part of the Property which previously existed and had merged on title with the balance of the Property. This first aspect of the Amended Application will be to effectively recreate the two original lots on the Property. The proposed reestablished lot (the “**Reestablished Lot**”) is identified as Parts 1 to 3 and the proposed residual lot (the “**Residual Lot**”) is identified as Parts 4 to 18.
2. To take place sequentially after the first step, above, the second step proposes a lot boundary adjustment to slightly reconfigure both the Reestablished Lot and the Residual

Lot on the Property. The adjusted Reestablished Lot (the “**Conveyed Lot**”), identified as Parts 1 and 3 to 8, will be for the car washing establishment which is currently under construction, located on the western portion of the Property. The adjusted Residual Lot (the “**Retained Lot**”), identified as Parts 2 and 9 to 18, will be for the two existing car dealerships, located on the eastern portion of the Property.

Proposed Lot Reestablishment

The submitted draft reference plan illustrates the parts of the Reestablished Lot and the Residual Lot on the Property which are detailed below:

PARCEL	PARTS ON DRAFT REFERENCE PLAN
Lot 1 – Reestablished Lot	<ul style="list-style-type: none"> Parts 1, 2 and 3
Lot 2 – Residual Lot	<ul style="list-style-type: none"> Parts 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18

Proposed Lot Boundary Adjustment

The submitted draft reference plan illustrates the parts of the adjusted boundaries of the Reestablished Lot – forming the Conveyed Lot - and the Residual Lot – forming the Retained Lot – on the Property which are detailed below:

PARCEL	PARTS ON DRAFT REFERENCE PLAN
Lot 1 – Conveyed Lot	<ul style="list-style-type: none"> Parts 1, 3, 4, 5, 6, 7 and 8 <p>(Addition of Parts 4, 5, 6, 7 and 8 from Lot 2)</p>
Lot 2 – Retained Lot	<ul style="list-style-type: none"> Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 <p>(Addition of Part 2 from Lot 1)</p>

Proposed Easements

As a result of the above noted consent, certain easements are also being requested which ensure the functional operation of the existing buildings on the Property and which are detailed below:

Parts 1, 3, 4, 5, 6, 7 and 8 (Conveyed Lot) will be subject to an easement for non-exclusive vehicular and pedestrian ingress and egress over the at-grade paved driveway, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (Retained Lot).

Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (Retained Lot) will be subject to an easement for non-exclusive vehicular and pedestrian ingress and egress over the at-grade paved driveway, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (Conveyed Lot).

Parts 1, 3, 4, 5, 6, 7 and 8 (Conveyed Lot) will be subject to an easement for non-exclusive pedestrian ingress and egress over the at-grade walkways, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (Retained Lot).

Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (Retained Lot) will be subject to an easement for non-exclusive pedestrian ingress and egress over the at-grade walkways, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (Conveyed Lot).

Parts 13, 14, 15 and 17 (part of the Retained Lot) will be subject to an easement for non-exclusive access, installation, connection and maintenance of services and utilities located below grade in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (Conveyed Lot).

While both of the lots will each have their own vehicular access, the vehicular easements requested above will allow for the existing internal circulation on the Property to be maintained in a continuous "loop" as well as for fire access, as shown on the submitted site plan.

Application Details

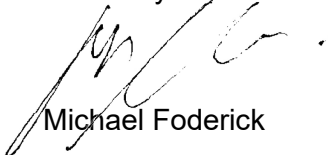
We respectfully submit that the Amended Application represents good planning and is worthy of approval as it has appropriate regard for the matters in subsection 51(24) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "**Planning Act**"). The Amended Application along with the associated minor variance application (File No.: A-2025-0054) seeks to facilitate two self-sufficient, zoning-compliant commercial parcels, each of a functional size, and with necessary easements to ensure mutual access. The Amended Application has regard for matters of provincial interest set out in Section 2 of the *Planning Act*, is consistent with the Provincial Planning Statement, 2024, and conforms to the City's Official Plan.

In support of the Amended Application, we enclose an updated 2025 Committee of Adjustment Application form.

Should you have any questions or require further information with respect to the Amended Application, we are available to discuss them at your convenience. Please contact the undersigned, or in his absence, Jamie Cole at (416) 601-7811 or Robert Jefferson at (416) 601-4339.

Sincerely,

McCarthy Tétrault LLP



Michael Foderick

MF/JC/rj

Enclosure

c. Megan Fernandes, Planner I (megan.fernandes@brampton.ca)
François Hémon-Morneau, Principal Planner/Supervisor (francois.hemonmorneau@brampton.ca)

APPLICATION NUMBER: **"B"**

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** Multiland Pacific Holdings Ltd.
 (print given and family names in full)

Address 3775 Lougheed Highway, Burnaby, BC, V5C 0J4

Phone # _____

Fax # _____

Email _____

(b) **Name of Authorized Agent** Michael Foderick McCarthy Tétrault LLP

Address PO Box 48, Suite 5300 Toronto-Dominion Bank Tower Toronto, ON M5K 1E6

Phone # (416) 601-7783

Fax # _____

Email mfoderick@mccarthy.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: Technical consent to reestablish a lot on part of the property. Lot boundary adjustment to alter the configuration of the reestablished lot and the residual lot. Please see cover letter for further details.

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.**

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

a) **Name of Street** Maritime Ontario Boulevard **Number** 2-6

b) **Concession No.** CON 7 ND **Lot(s)** PT LOT 6

c) **Registered Plan No.** PLAN 43R-31072 **Lot(s)** PARTS 1 AND 2

d) **Reference Plan No.** _____ **Lot(s)** _____

e) **Assessment Roll No.** 10-12-0-003-02900-0000 **Geographic or Former Township** Toronto Gore

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

Yes ☒ **No** ☐

Specify: Instruments PR1205323, PR1205324, PR1908479, PR1908480 and PR1908481

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

a) **Frontage** Approx. 55 metres **Depth** Approx. 125 metres **Area** 7,208.1 square metres

b) **Existing Use** Motor Vehicle Washing Establishment **Proposed Use** Motor Vehicle Washing Establishment

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

(existing) 1 Motor Vehicle Washing Establishment (under construction)

(proposed) 1 Motor Vehicle Washing Establishment

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 checked="" 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 checked="" 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 checked="" 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** Approx. 200 metres **Depth** Approx. 180 metres **Area** 35,355.7 square metres

b) **Existing Use** Motor Vehicle Sales and Leasing **Proposed Use** Motor Vehicle Sales and Leasing

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

(existing) 2 Motor Vehicle Sales and Leasing Establishments

(proposed) 2 Motor Vehicle Sales and Leasing Establishments

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 checked="" 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 checked="" 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)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" 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?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>SC-1912</u>	<u>SC-1912</u>
Official Plans		
City of Brampton	<u>Mixed-Use Employment</u>	<u>Mixed-Use Employment</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 # _____ 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	A-2023-0144	Approved
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	_____	_____

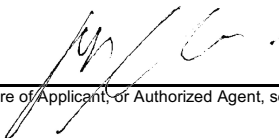
12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐

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 Toronto
this 30 day of June, 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, Michael Foderick McCarthy Tétraut LLP of the City of Toronto
in the County/District/Regional Municipality of Toronto 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 Toronto
in the City of Toronto
this 22 day of July, 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

Date Application Deemed Complete by the Municipality

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, Multiland Pacific Holdings Ltd.

(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. Michael Foderick McCarthy Tétrault LLP

(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. Michael Foderick McCarthy Tétrault LLP

(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. Michael Foderick McCarthy Tétrault LLP

(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 14 day of April, 2025.



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

Tahir Ayub

(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

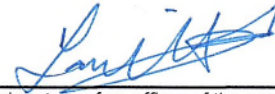
LOCATION OF THE SUBJECT LAND: 2-6 Maritime Ontario Boulevard, Brampton, ON

I/We, Multiland Pacific Holdings Ltd.

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 14 day of April, 2025.



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

Tahir Ayub

(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 heret

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE
MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

ORIGINAL SITE STATISTICS (1.)

ZONING:	SERVICE COMMERCIAL SECTION 19(2) (SC-SECTION 19/2) SERVICE COMMERCIAL
ABUTTING PROPERTIES @ WEST & NORTH:	
EXIST'G LOT AREA (2.):	±42,555.56 m ² (±4,256 Ha ±10.52 Acre)
EXIST'G LOT FRONTAGE (3.):	±261.1 m
EXIST'G LOT DEPTH (4.):	±187.6 m
EXIST'G DEALERSHIP BUILDING #1 (TOYOTA) (5.) (6.)	
BUILDING AREA (3.):	±3,700.9 m ² = 8.7% Coverage
SALES:	1,416.1 m ²
OFFICE:	891.3 m ²
MOTOR VEHICLE REPAIR:	2,042.4 m ²
MOTOR VEHICLE BODY SHOP:	459.2 m ²
G.F.A. (6.):	±4,899.1 m ²
EXIST'G DEALERSHIP BUILDING #2 (HONDA) (5.) (7.)	
BUILDING AREA (3.):	±3,222.5 m ² = 7.6% Coverage
SALES:	1,382.0 m ²
OFFICE:	527.1 m ²
MOTOR VEHICLE REPAIR:	1,537.9 m ²
MOTOR VEHICLE BODY SHOP:	529.2 m ²
G.F.A. (7.):	±3,976.2 m ²
TOTAL EXIST'G SITE BUILDING AREA (5.) (6.) (7.):	±6,923.4 m ² = 16.3% Coverage
TOTAL EXIST'G SITE G.F.A. (5.) (6.):	±8,785.3 m ²
EXIST'G PARKING:	
PER SPA05-019 - SITE STATS (9.)	692 Spaces (incl. 9 BF)
PER SPA05-019 - DRAWN (10.)	673 Spaces (incl. 9 BF)
TOTAL PER SITE SURVEY (11.)	456 Spaces (incl. 4 BF)
TOTAL ACTUAL (12.)	562 Spaces (incl. 4 BF)

(1) Original Lot. Includes the existing Toyota and Honda Dealerships area, and the original vacant land areas at the West of the dealerships (Proposed Car Wash Facility area).
(2) Taken from: R-Plan by Schaeffer Bzadov Bennet Ltd. Job no. 11-083-050 dated April 17, 2025.
(3) Facing Queen St. East
(4) Facing Maritime Blvd
(5) As per O.B.C. 1.4.1.2
(6) Taken from dwgs A1.1, A3.0 and A3.1 by Omniplan Architecture Inc., issued for Building Permit, dated June 20, 2020.
(7) Taken from dwgs A1.1, A3.0 and A3.1 by Omniplan Architecture Inc., issued for Construction, dated Jan 12/27.
(8) Weis/LGA could not identify specific areas exclusively dedicated to Motor Vehicle Body Shop.
(9) As per SP-1 - SITE STATISTICS, by CDC Candevon Limited dated April 7, 2005.
(10) As per SP-1 - as drawn in Site Plan, by CDC Candevon Limited dated April 7, 2005.
(11) Taken from: Site Survey by Schaeffer Bzadov Bennet Ltd. Job no. 11-083-01a dated October 4, 2021.
(12) As observed on site by Weis/LGA - including areas North and NW of the Honda building, not shown in the Site Survey.

PROPOSED LOT #1 SITE STATISTICS (1.)

PROPOSED LOT AREA (2.):	35,348.4 m ² (3.53 Ha ± 8.73 Acre)
PROP. LOT FRONTAGE (3.):	±207.1 m
EXIST'G LOT DEPTH (4.):	±187.6 m
EXIST'G DEALERSHIP BUILDING #1 (TOYOTA) (5.) (6.)	
BUILDING AREA (3.):	±3,700.9 m ² = 10.5% Coverage
G.F.A. (6.):	±4,899.1 m ²
EXIST'G DEALERSHIP BUILDING #2 (HONDA) (5.) (7.)	
BUILDING AREA (3.):	±3,222.5 m ² = 9.1% Coverage
G.F.A. (7.):	±3,976.2 m ²
TOTAL SITE BUILDING AREA (5.) (6.) (7.):	±6,923.4 m ² = 19.6% Coverage
TOTAL SITE G.F.A. (5.) (6.):	±8,785.3 m ²
PROP. LOT PARKING:	
PER SPA05-019 - SITE STATS (9.)	692 Spaces (incl. 9 BF)
PER SPA05-019 - DRAWN (10.)	673 Spaces (incl. 9 BF)
TOTAL PER SITE SURVEY (11.)	456 Spaces (incl. 4 BF)
TOTAL ACTUAL (12.)	562 Spaces (incl. 4 BF)
PROP. SETBACKS:	
FRONT YARD (E.):	27.30 m
FLANKAGE YARD (F.):	21.15 m NO CHANGE TO ORIGINAL
REAR YARD:	64.12 m NO CHANGE TO ORIGINAL
SIDE YARD(S):	33.06 m

(1) Includes existing Toyota and Honda Dealerships area.
(2) Original Lot Area minus (3) Proposed Lot #2 area, considering information taken from R-Plan by Schaeffer Bzadov Bennet Ltd. Job no. 11-083-050 dated April 17, 2025.
(3) Facing Queen St. East
(4) Facing Maritime Blvd
(5) As per O.B.C. 1.4.1.2
(6) Taken from dwgs A1.1, A3.0 and A3.1 by Omniplan Architecture Inc., issued for Building Permit, dated June 20, 2006
(7) Taken from dwgs A1.1, A3.0 and A3.1 by Omniplan Architecture Inc., issued for Construction, dated Jan 12/27
(8) Reserved.
(9) As per SP-1 - SITE STATISTICS, by CDC Candevon Limited dated April 7, 2005.
(10) As per SP-1 - as drawn in Site Plan, by CDC Candevon Limited dated April 7, 2005.
(11) Taken from: Site Survey by Schaeffer Bzadov Bennet Ltd. Job no. 11-083-01a dated October 4, 2021.
(12) As observed on site by Weis/LGA - including areas North and NW of the Honda building, not shown in the Site Survey.

PROPOSED LOT #2 SITE STATISTICS (1.)

PROPOSED LOT AREA (2.):	7,207.15 m ² (0.72 Ha ± 1.78 Acre)
PROP. LOT FRONTAGE (3.):	±54.1 m
PROP. LOT DEPTH (4.):	±100.5 m
PROP. LOT LANDSCAPED AREA:	1,741.9 m ² = 24.17% Coverage
PROPOSED LOT PERMEABLE PAVERS AREA:	257.0 m ² = 3.6% Coverage
PROP. LOT HARD SURFACE AREA (5.):	5,208.6 m ² = 72.3% Coverage
PROPOSED CAR WASH FACILITY - BUILDING AREA (6.) / GRD FLR G.F.A.:	45.0 m ²
MEZZANINE G.F.A.:	23.0 m ²
PLATFORM A G.F.A.:	12.0 m ²
PLATFORM B G.F.A.:	507.0 m ²
422.3 m ² = 5.9% Coverage	
USES:	
CAR WASH OFFICE:	422.3 m ²
PROP. CAR WASH FACILITY BUILDING HEIGHT:	8.53 m
PROP. DEVELOPMENT PARKING:	
48 Parking Spaces	
+ 11 Vacuum clean Spaces	
+ 4 Barrier-Free Spaces	
63 TOTAL PARKING SPACES	
BICYCLE PARKING:	0
SETBACKS:	
FRONT YARD (3.):	25.68 m
SIDE YARD WEST (7.):	22.501 m
REAR YARD:	62.02 m
SIDE YARD (EAST):	18.08 m
BUILDING CLASSIFICATION (8.):	AUTOMATED CARWASH Group F, Division 3

(1) Includes the Proposed Car Wash Facility area (original vacant land areas at the West of the dealerships).
(2) Taken from: R-Plan by Schaeffer Bzadov Bennet Ltd. Job no. 11-083-050 dated April 17, 2025.
(3) Facing Queen St. East
(4) Facing Woodville Centre West private street West of the subject lands.
(5) Proposed Lot Area (A.), minus (-). Proposed Car Wash Facility Building Area (4.), Minus (-). Proposed Lot Landscaped Area. Includes the Woodville Centre West private street West of the subject lands.
(6) As per O.B.C. 1.4.1.2
(7) Woodville Centre West street centre line
(8) In accordance with OBC Part 9, "Housing and Small Buildings", per OBC Div. A Article 1.1.2.4, "Application of Part 9"

EXIST'G BUILDINGS STATISTICS

WEIS/LGA ARE NOT THE ORIGINAL ARCHITECTS OF THE TWO EXISTING BUILDINGS / CAR DEALERSHIPS (HONDA & TOYOTA). WE DO NOT POSSESS THE INFORMATION NECESSARY TO PROVIDE ACCURATELY THE STATISTICS WITH THE BREAKDOWN OF SALES, OFFICE, MOTOR VEHICLE REPAIR, MOTOR VEHICLE BODY SHOP, STORAGE FOR THE DEALERSHIPS, AS REQUESTED BY THE CITY OF BRAMPTON ZONING COMMENTS. THE AREAS INDICATED IN THE STATISTICS CHART HAVE BEEN TAKEN FROM PDF COPIES OF THE ORIGINAL DRAWINGS BY OMNIPLAN ARCHITECTURE INC., AS QUALIFIED IN THE SAME STATISTICS CHART, AND SHOULD BE ASSUMED AS APPROXIMATE TO THE BEST ABILITY OF WEIS/LGA. THERE ARE NO CHANGES PROPOSED TO THE TWO EXISTING BUILDINGS, THEREFORE THERE ARE NO CHANGES PROPOSED TO THEIR RESPECTIVE AREAS.

SITE SURVEY NOTES

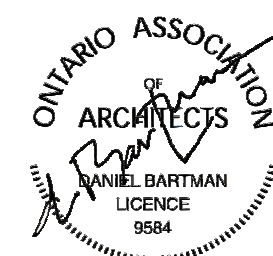
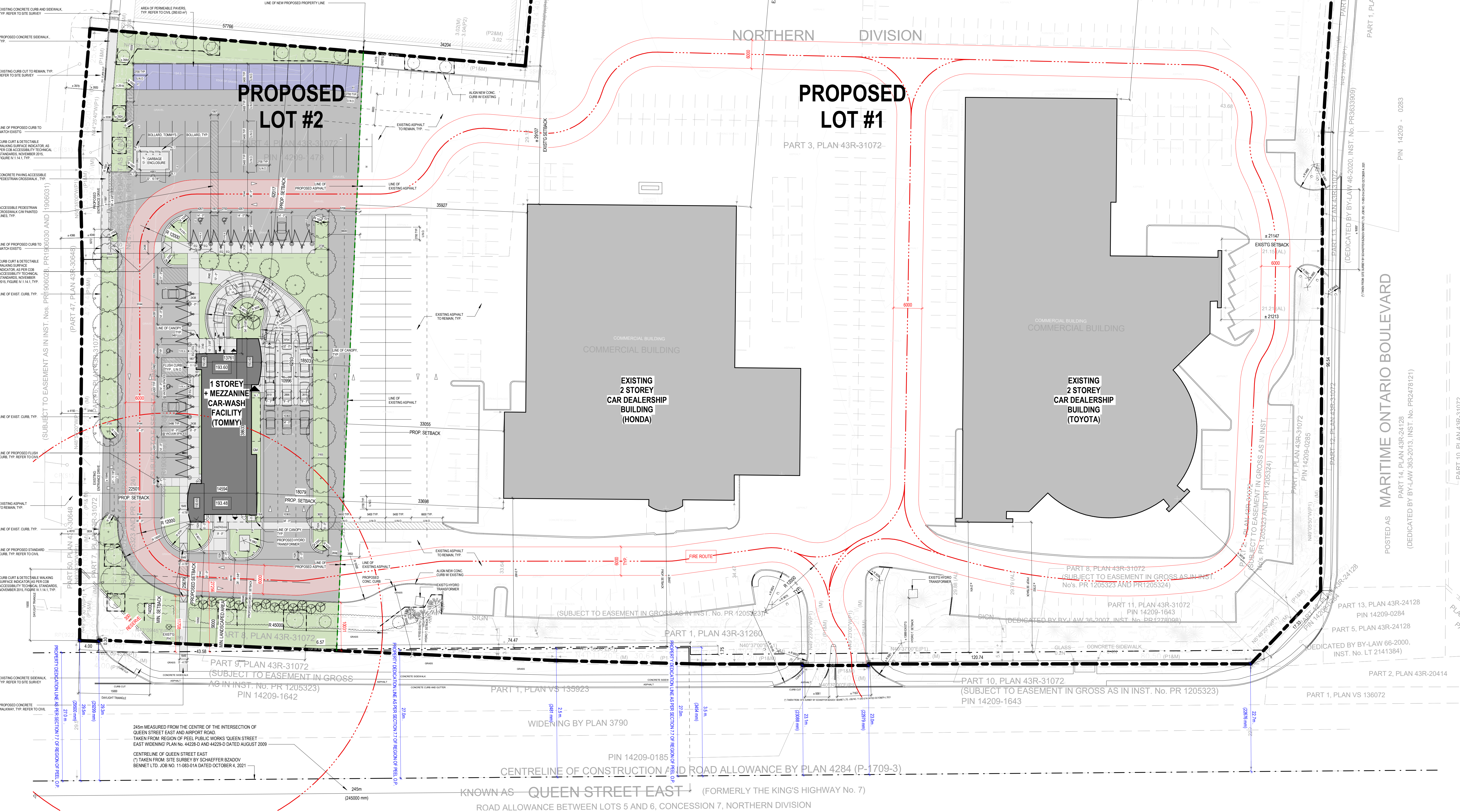
THIS DRAWING USES THE SITE SURVEY OF EXISTING CONDITIONS 11-083-01A PRP Part 1, PREPARED BY SCHAEFFER BZADOV BENNETT LTD., DATED OCTOBER 4, 2021, AS AN UNDERLAYMENT FOR THE SITE PLAN DESIGN.

R-PLAN NOTES

THIS DRAWING USES THE R-PLAN BY SCHAEFFER BZADOV BENNETT LTD. JOB NO. 11-083-050 DATED APRIL 17, 2025, AS AN UNDERLAYMENT FOR THE SITE PLAN DESIGN.

QUEEN STREET EAST CENTRE LINE NOTES

THIS DRAWING USES THE SITE SURVEY PREPARED BY SCHAEFFER BZADOV BENNETT LTD. JOB NO. 11-083-01A DATED OCTOBER 4, 2021, AS DETERMINATION OF THE LOCATION OF THE CENTRE LINE OF QUEEN STREET EAST CENTRELINE OF CONSTRUCTION AND ROAD ALLOWANCE, BY PLAN 4284 (P-1709-3) KNOWN AS QUEEN STREET EAST (FORMERLY THE KING'S HIGHWAY No. 7) ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION



SITE PLAN LEGEND

REFER TO SITE PLAN NOTES

---	PROPERTY LINE
---	REVISED PROPERTY LINE PER CONCEVANCES
---	SEPARATION LINE OF PROPOSED LOTS #1 & #2
---	PROPOSED ASPHALT PAVING AREA
---	PROPOSED PAINTED DIAGONAL REGION LINES
---	FINISHED CONCRETE PAVING
---	SNOW MELT SYSTEM AREA
---	PROPOSED LANDSCAPED AREA
---	FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT
---	PROPOSED PERMEABLE PAVERS AREA
---	SNOW DEPOSIT AREA - N/A
---	TREE PROTECTION ZONE
---	ACCESSIBLE PARKING SIGN - I
---	ACCESSIBLE PARKING SIGN - II
---	FIRE HYDRANT
---	FDC
---	GAS METER REFER TO MECH
---	PRINCIPAL BUILDING ENTRANCE
---	BUILDING EXIT
---	PEDESTRIAN ACCESS DOOR
---	VEHICLE LANES
---	CAR OVERHEAD DOOR
---	LAMP STANDARD
---	EY CHARGING STATION - INSTALLED / ROUGH-IN

ISSUE DATE:

NO.	DATE	DESCRIPTION
14	2025-05-13	ISSUED FOR CONSENT APPLICATION
13	2025-01-31	ISSUED FOR TOMMY'S NEW PROPERTY LINE
12	2024-12-18	ISSUED FOR SP-14
11	2024-08-16	ISSUED FOR CONSTRUCTION
10	2024-08-16	ISSUED FOR TENDER
9	2024-04-09	ISSUED FOR TENDER DRAFT
8	2024-02-27	ISSUED FOR BUILDING PERMIT REVISIONS
7	2023-11-28	ISSUED FOR BUILDING PERMIT
6	2023-10-02	ISSUED FOR SPA RE-SUBMISSION 3
5	2023-08-22	ISSUED FOR SPA RE-SUBMISSION 2
4	2022-12-06	ISSUED FOR COMMITTEE OF ADJUSTMENT
3	2022-12-06	ISSUED FOR SPA RE-SUBMISSION 1
2	2022-10-14	ISSUED FOR COORDINATION
1	2022-04-29	SPA SUBMISSION

PROJECT:

TOMMY CAR WASH

6 MARITIME ONTARIO BLVD, ON

DRAWING TITLE:

SITE PLAN
SPA-2022-0087
CONSENT
APPLICATION

PROJECT NO:

21957

PROJECT NORTH

SCALE:

As indicated





DRAWN BY:

REVIEWED BY:

DRAWING NO:

A012a



SITE PLAN CONSENT LEGEND	
REFER TO SITE PLAN NOTES	
	PROPERTY LINE
	LINE OF NEW PROPOSED PROPERTY LINE
	RETAINED LAND
	SEVERED LAND

[illegible]

3	2025-05-13	ISSUED FOR CONSENT APPLICATION
2	2025-04-02	ISSUED FOR CONSENT APPLICATION
1	2024-12-18	ISSUED FOR SI# 14

NO.	DATE	DESCRIPTION
-----	------	-------------

TOMMY CAR WASH

DRAWING TITLE:


**SITE PLAN
SIMPLIFIED
CONSENT
APPLICATION**

PROJECT NO: 21957 PROJECT NORTH

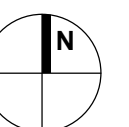
SCALE: As indicated

DRAWN BY:

REVIEWED BY:

A circular north arrow pointing upwards, with the letter 'N' at the top.

DRAWING NO:
A012b



APPLICATION NUMBER:

"B"-2025-0008

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

Multiland Pacific Holdings Ltd.

(print given and family names in full)

Address

3775 Lougheed Highway, Burnaby, BC, V5C 0J4

Phone #

Fax #

Email

(b) Name of Authorized Agent

Michael Foderick McCarthy Tétrault LLP

Address

PO Box 48, Suite 5300 Toronto-Dominion Bank Tower Toronto, ON M5K 1E6

Phone #

(416) 601-7783

Fax #

Email

mfoderick@mccarthy.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:

Creation of a new lot with reciprocal easements.

Please see cover letter for further details.

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.

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

a) Name of Street

Maritime Ontario Boulevard

Number

2-6

b) Concession No.

CON 7 ND

Lot(s)

PT LOT 6

c) Registered Plan No.

PLAN 43R-31072

Lot(s)

PARTS 1 AND 2

d) Reference Plan No.

Lot(s)

e) Assessment Roll No.

10-12-0-003-02900-0000

Geographic or Former Township

Toronto Gore

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

Yes

☒

No

☐

Specify:

Instruments PR1205323, PR1205324, PR1908479, PR1908480 and PR1908481

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

a) **Frontage** Approx. 55 metres **Depth** Approx. 125 metres **Area** 7,208.1 square metres

b) **Existing Use** Motor Vehicle Washing Establishment **Proposed Use** Motor Vehicle Washing Establishment

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

 (existing) 1 Motor Vehicle Washing Establishment (under construction)

 (proposed) 1 Motor Vehicle Washing Establishment

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 checked="" 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 checked="" 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 checked="" 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** Approx. 200 metres **Depth** Approx. 180 metres **Area** 35,355.7 square metres

b) **Existing Use** Motor Vehicle Sales and Leasing **Proposed Use** Motor Vehicle Sales and Leasing

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

 (existing) 2 Motor Vehicle Sales and Leasing Establishments

 (proposed) 2 Motor Vehicle Sales and Leasing Establishments

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☒

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

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

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☒

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☒

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

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>SC-1912</u>	<u>SC-1912</u>
Official Plans		
City of Brampton	<u>Mixed-Use Employment</u>	<u>Mixed-Use Employment</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 # _____ 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	A-2023-0144	Approved
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 Toronto
this 17 day of April, 2025.



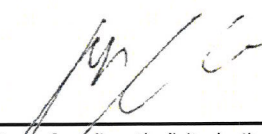
Signature of Applicant, or Authorized Agent, see note on next page

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

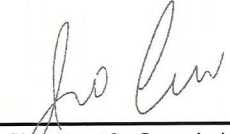
DECLARATION

I, Michael Foderick McCarthy Tétrault LLP of the City of Toronto
in the County/District/Regional Municipality of Toronto 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 Toronto
in the City of Toronto
this 17 day of April, 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 April 22, 2025
Date Application Deemed Complete by the Municipality Merceyln

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, Multiland Pacific Holdings Ltd.
(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. Michael Foderick McCarthy Tétrault LLP
(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. Michael Foderick McCarthy Tétrault LLP
(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. Michael Foderick McCarthy Tétrault LLP
(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 14 day of April, 2025.


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

Tahir Ayub
(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

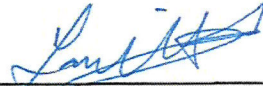
LOCATION OF THE SUBJECT LAND: 2-6 Maritime Ontario Boulevard, Brampton, ON

I/We, Multiland Pacific Holdings Ltd.

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 14 day of April, 20²⁵.



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

Tahir Ayub

(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**



McCarthy Tétrault LLP
PO Box 48, Suite 5300
Toronto-Dominion Bank Tower
Toronto ON M5K 1E6
Canada
Tel: 416-362-1812
Fax: 416-868-0673

Michael Foderick*
Partner
Direct Line: 416-601-7783
Direct Fax: 416-868-0673
Email: mfoderick@mccarthy.ca
***Professional Corporation**

Assistant: Barredo, Hayley
Direct Line: 416-601-8200 x542065
Email: hbarredo@mccarthy.ca

April 17, 2025

via courier and email (coa@brampton.ca)

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

Dear Ms. Vani:

**Re: Consent Application
2-6 Maritime Ontario Boulevard**

We are the solicitors for Multiland Pacific Holdings Ltd., the registered owner of the lands municipally known as 2-6 Maritime Ontario Boulevard (the “**Property**”) in the City of Brampton (the “**City**”). On behalf of our client, we are submitting a consent application for the Property (the “**Application**”), which is identified as Parts 1 to 18, as shown on the attached draft reference plan.

The Application is directly associated with a recently approved minor variance application (A-2023-0144) permitting a motor vehicle washing establishment on the Property. A site plan approval application (SPA-2022-0087) for the Property was also recently approved.

Our client requests consent to permit the division of the Property into two separate lots as illustrated on the attached draft reference plan. The proposed conveyed lot, identified as Parts 1 and 3 to 8, will be for the car washing establishment which is currently under construction, located on the western portion of the Property. The proposed retained lot, identified as Parts 2 and 9 to 18, will be for the two existing car dealerships, located on the eastern portion of the Property. The Application will facilitate the future conveyance of the proposed conveyed lot (Parts 1 and 3 to 8). For the purpose of the Application, no alteration or construction is proposed and the existing buildings will be maintained on the proposed lots.

Background and Planning Context

The Property is situated at the western corner of Queen Street East and Maritime Ontario Boulevard and is approximately 42,565 square metres in size. The Property is designated *Mixed-Use Employment* in the City’s Official Plan. Under the Airport Intermodal Secondary Plan (Area 4), the Property is designated *Highway & Service Commercial* and further designated *Office Centre*, and is within Special Site Area 7. The *Highway & Service Commercial* designation permits a broad range of commercial uses. The Property is zoned Service Commercial (SC-1912) in the City of Brampton Zoning By-law No. 270-2004, as amended.

Proposed Severance

The attached draft reference plan illustrates the parts of the two proposed lots. The parts from the draft reference plan are detailed below:

PARCEL	PARTS ON DRAFT REFERENCE PLAN
Lot 1 – Conveyed	<ul style="list-style-type: none">Parts 1, 3, 4, 5, 6, 7 and 8
Lot 2 – Retained	<ul style="list-style-type: none">Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18

Proposed Easements

As a result of the above noted consent, certain easements are also being requested which ensure the functional operation of the buildings and which are detailed below:

Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot) will be subject to an easement for non-exclusive vehicular and pedestrian ingress and egress over the at-grade paved driveway, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot).

Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot) will be subject to an easement for non-exclusive vehicular and pedestrian ingress and egress over the at-grade paved driveway, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot) will be subject to an easement for non-exclusive pedestrian ingress and egress over the at-grade walkways, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot).

Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot) will be subject to an easement for non-exclusive pedestrian ingress and egress over the at-grade walkways, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

Parts 13, 14, 15 and 17 (part of the retained lot) will be subject to an easement for non-exclusive access, installation, connection and maintenance of services and utilities located below grade in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

While both of the proposed lots will each have their own vehicular access, the vehicular easements requested above will allow for the existing internal circulation on the Property to be maintained in a continuous "loop" as well as for fire access, as shown on the site plan submitted with the Application.

Application Details

We respectfully submit that the Application represents good planning and is worthy of approval as it has appropriate regard for the matters in subsection 51(24) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "**Planning Act**"). The Application seeks to create two self-sufficient, zoning-compliant commercial parcels, each of a functional size, and with necessary easements to ensure mutual access. The Application has regard for matters of provincial interest set out in Section 2 of the *Planning Act*, is consistent with the Provincial Planning Statement, 2024, and conforms to the City of Brampton Official Plan.

In support of the within Application, we enclose the following materials:

1. Completed and executed 2025 Committee of Adjustment Application form;
2. Draft Reference Plan;
3. Site Plan;
4. Survey; and
5. A cheque in the amount of \$10,157.00, representing the Application fee.

Should you have any questions or require further information with respect to the Application and supporting materials, we are available to discuss them at your convenience. Please contact the undersigned, or in his absence, Jamie Cole at (416) 601-7811 or Robert Jefferson at (416) 601-4339.

Sincerely,

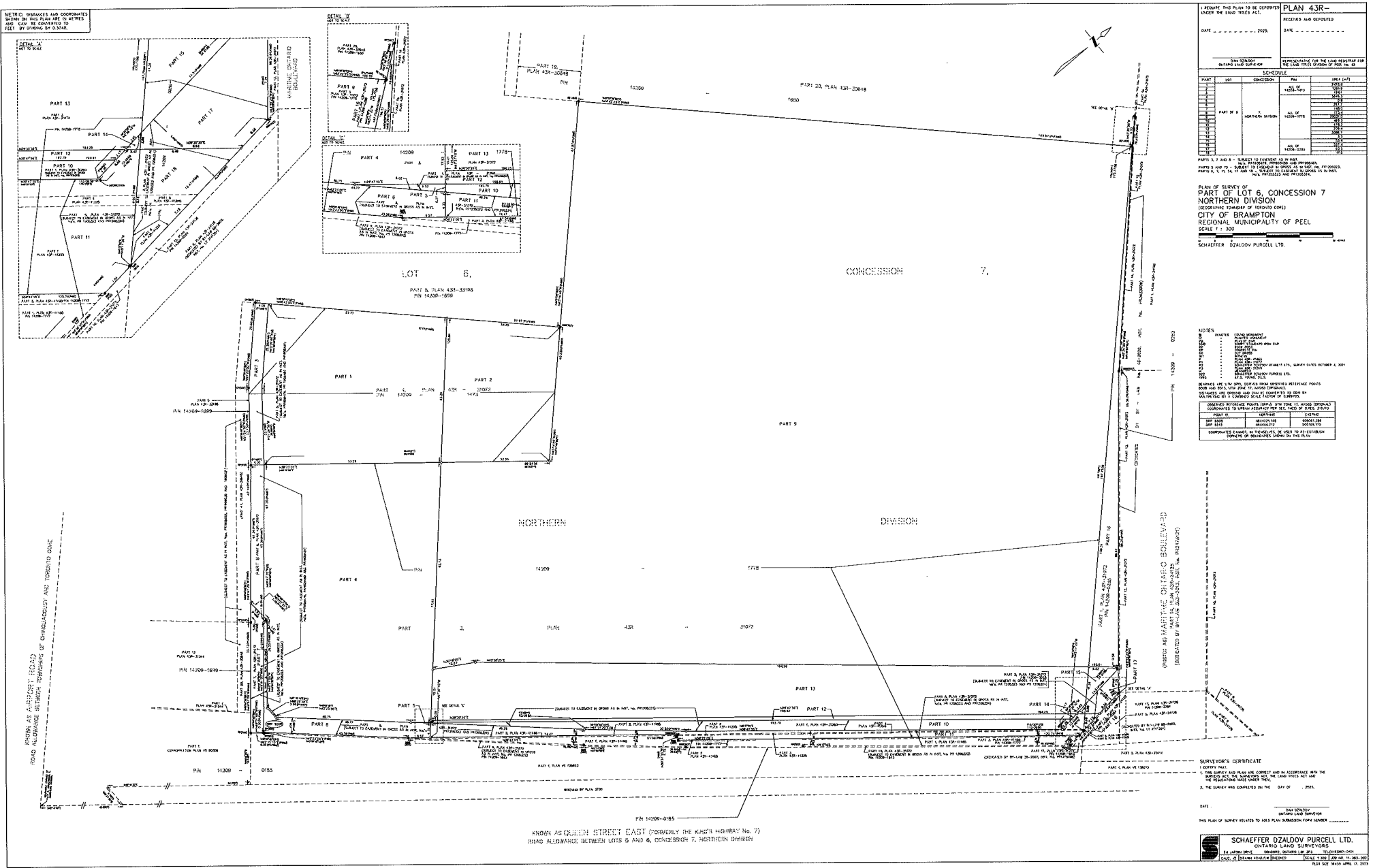
McCarthy Tétrault LLP



Michael Foderick

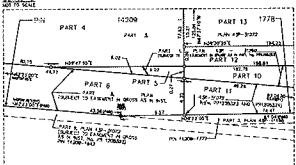
MF/JC/rj

Enclosures



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

DETAIL 'X' AS TO SURVEY



PLAN 43R	
RECEIVED AND DEPOSITED	
DATE	2025
DATE	
SCHEDULE	
PART	CONVEYANCE
PART 1	CONVEYANCE
PART 2	CONVEYANCE
PART 3	CONVEYANCE
PART 4	CONVEYANCE
PART 5	CONVEYANCE
PART 6	CONVEYANCE
PART 7	CONVEYANCE
PART 8	CONVEYANCE
PART 9	CONVEYANCE
PART 10	CONVEYANCE
PART 11	CONVEYANCE
PART 12	CONVEYANCE
PART 13	CONVEYANCE
PART 14	CONVEYANCE
PART 15	CONVEYANCE
PART 16	CONVEYANCE
PART 17	CONVEYANCE

PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 7
NORTHERN DIVISION
(CONVEYANCE OF 100000 SQ. FT.)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1" = 300'
SCHAEFFER DZALDOV PURCELL LTD.

NOTES

NO.	REMARKS
1	ALL DISTANCES ARE IN METRES
2	ALL BEARINGS ARE TRUE
3	ALL CORNERS ARE CORNERED AS SHOWN
4	ALL DISTANCES ARE TO CENTRE OF ROAD
5	ALL DISTANCES ARE TO CENTRE OF ROAD
6	ALL DISTANCES ARE TO CENTRE OF ROAD
7	ALL DISTANCES ARE TO CENTRE OF ROAD
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14	ALL DISTANCES ARE TO CENTRE OF ROAD
15	ALL DISTANCES ARE TO CENTRE OF ROAD
16	ALL DISTANCES ARE TO CENTRE OF ROAD
17	ALL DISTANCES ARE TO CENTRE OF ROAD

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey plan as the same appears on the records of the Surveyor General of the Province of Ontario.

DATE: 2025

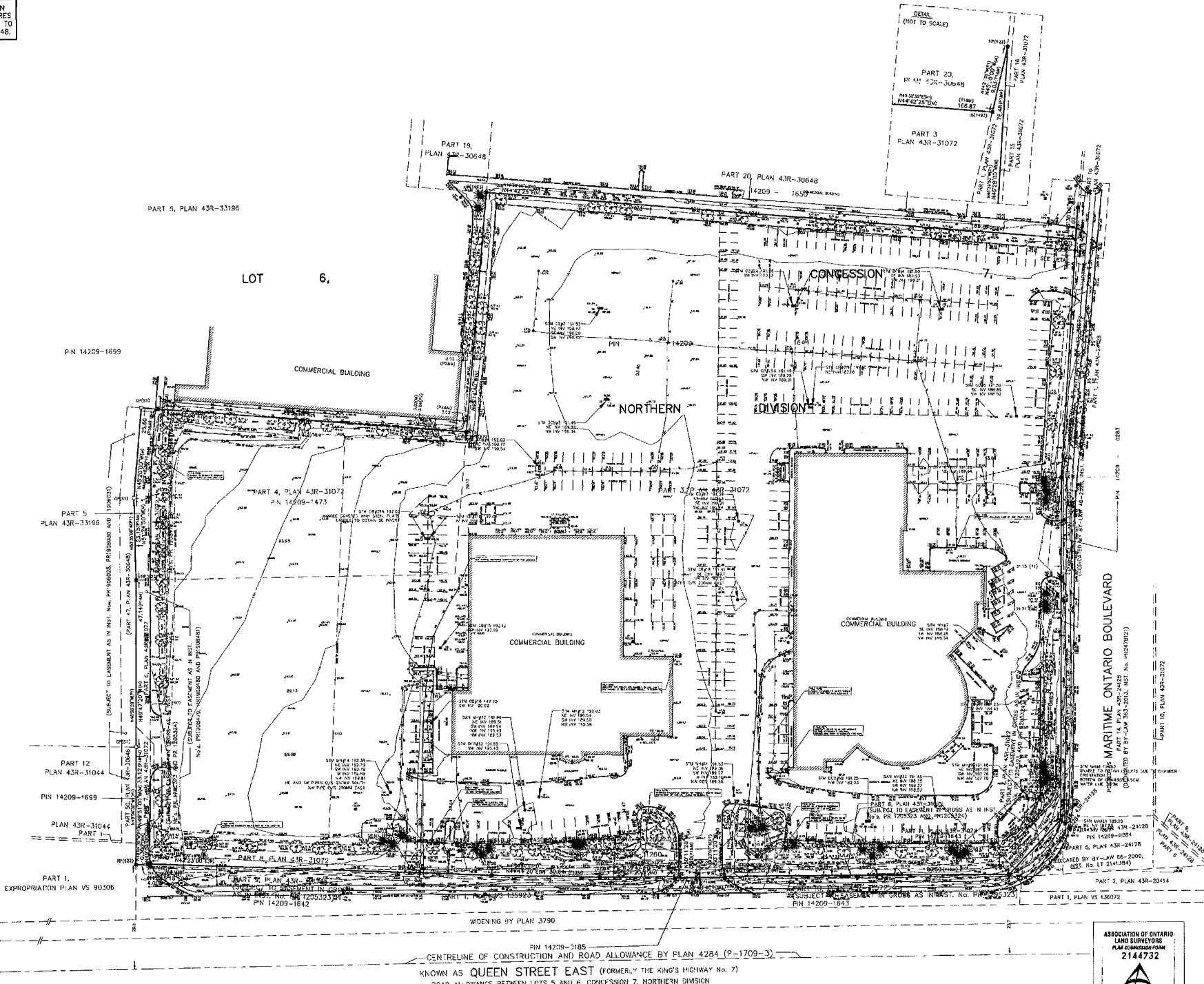
SCHAEFFER DZALDOV PURCELL LTD.

14 LAMBTON DRIVE, BRAMPTON, ONTARIO L6Y 4R4 TEL: (905) 874-1111

SCALE 1" = 300'

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

KNOWN AS AIRPORT ROAD
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF CHANCERY AND TORONTO CORP



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO CORP)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 500

© COPYRIGHT SCHAEFFER DZALDOV BENNETT LTD.

SURVEYOR'S REAL PROPERTY REPORT
PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEYOR'S REAL
PROPERTY REPORT DATED OCTOBER 4, 2021.

NOTES
BENOTES FOUND MONUMENT
B5 PLASTIC BAR
B6 SHORT STANDARD IRON BAR
B7 IRON BAR
B8 ROCK POST
B9 CONCRETE PIN
B10 SET OF RP PLANTED JUNE 7, 2019
B11 PLAN 43R-31072
B12 SCHAEFFER DZALDOV BENNETT LTD., SURVEY DATED MAY 4, 2011
B13 SCHAEFFER DZALDOV BENNETT LTD.
B14 J.G. YOUNG, O.L.S.
B15 10 ALUMINUM PANEL

BEARINGS ARE UTM GRID, DERIVED FROM THE 6° UTM COORDINATE SYSTEM NAD83,
ZONE 17, CENTRAL MERIDIAN OF 81° WEST LONGITUDE.

ALL BUILDING RES TO PRE-CAST CONCRETE PANELS UNLESS NOTED OTHERWISE.
NOTE: THE 0.30m RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.

THIS REPORT WAS PREPARED FOR MULTILAND PACIFIC HOLDINGS LTD.,
AND OTHER APPLICABLE PARTIES TO CURRENT TRANSACTIONS ONLY.
AND THE UNDERSIGNED IS NOT LIABLE FOR ANY FUTURE TRANSACTIONS.

BENCHMARK
ELEVATION 100.00m (ASL) (METER) AND 327.96m (FT) (FEET)
BY CHANCERY SURVEYOR NO. 2000000
WAS A RECORDED SURVEY OF 2018

GT2
UTILITY ENGINEERS

12 UTILITY ENGINEERS INC. INVESTIGATED THE UNDERGROUND UTILITIES,
COLLECTED THE WIRE INFORMATION AND ADDED SAME TO THIS PLAN
ON MAY 3, 2019

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE
UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF SEPTEMBER, 2021.

DATE: OCTOBER 4, 2021.

DANIEL DZALDOV
ONARIO LAND SURVEYOR

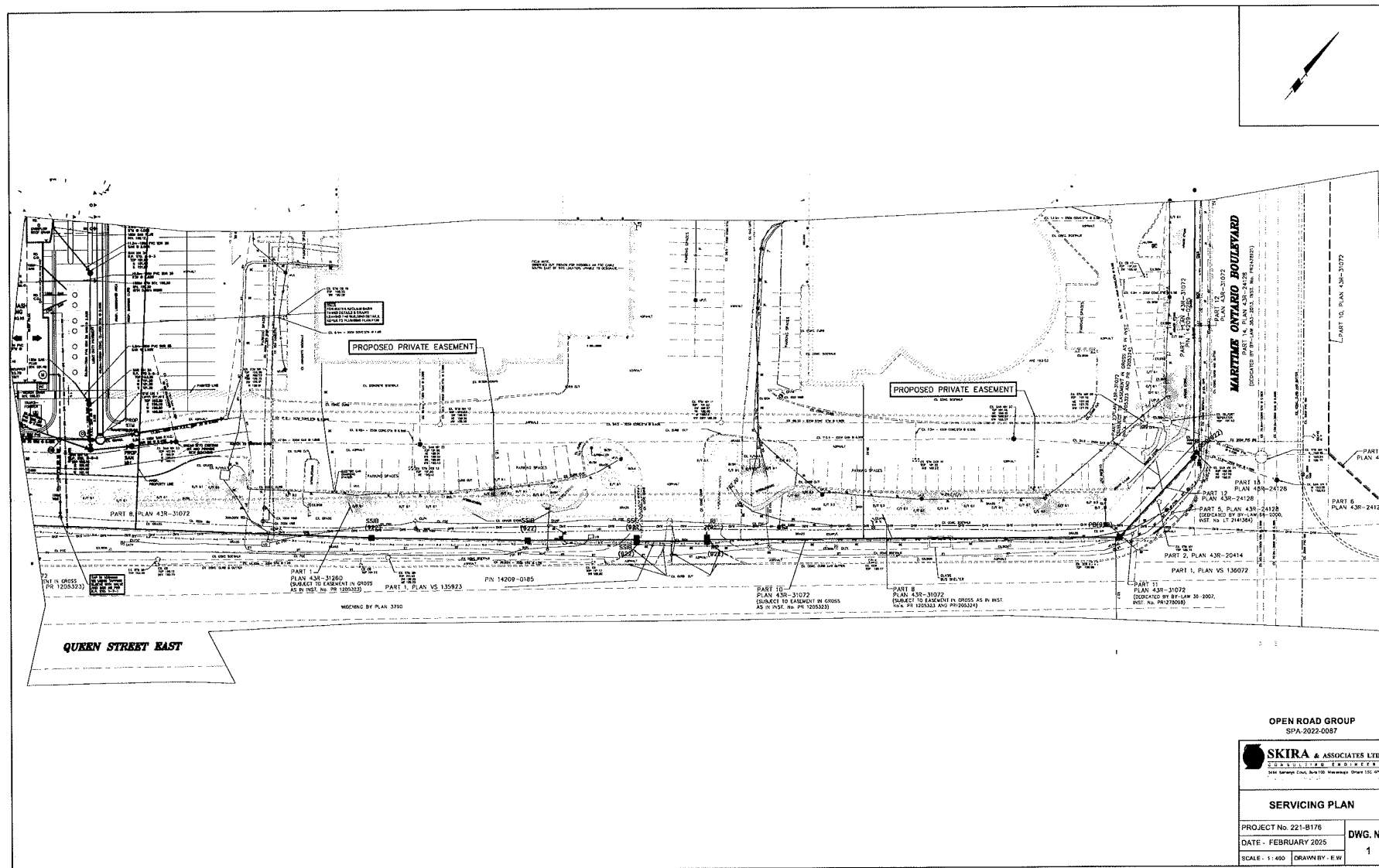
UPDATED NOVEMBER 12 2022 TO SHOW REGISTRY COMPILED CENTRELINE OF CONSTRUCTION
SCHAEFFER DZALDOV BENNETT LTD.
ONARIO LAND SURVEYORS
84 JARDIN DRIVE
CONCORD, ONTARIO L4K 3P3
TEL (416) 987-0101
DRAWN ACAD/AD CHECKED JZ SCALE 1:500 JOB NO. 11-083-01A
OCTOBER 4, 2021

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2144732
THIS PLAN IS NOT VALID
UNLESS IT IS REGISTERED
WITH THE REGISTRY
OF LANDS AND
TITLES
(REGISTRATION 1025, 2nd ed. 1995)

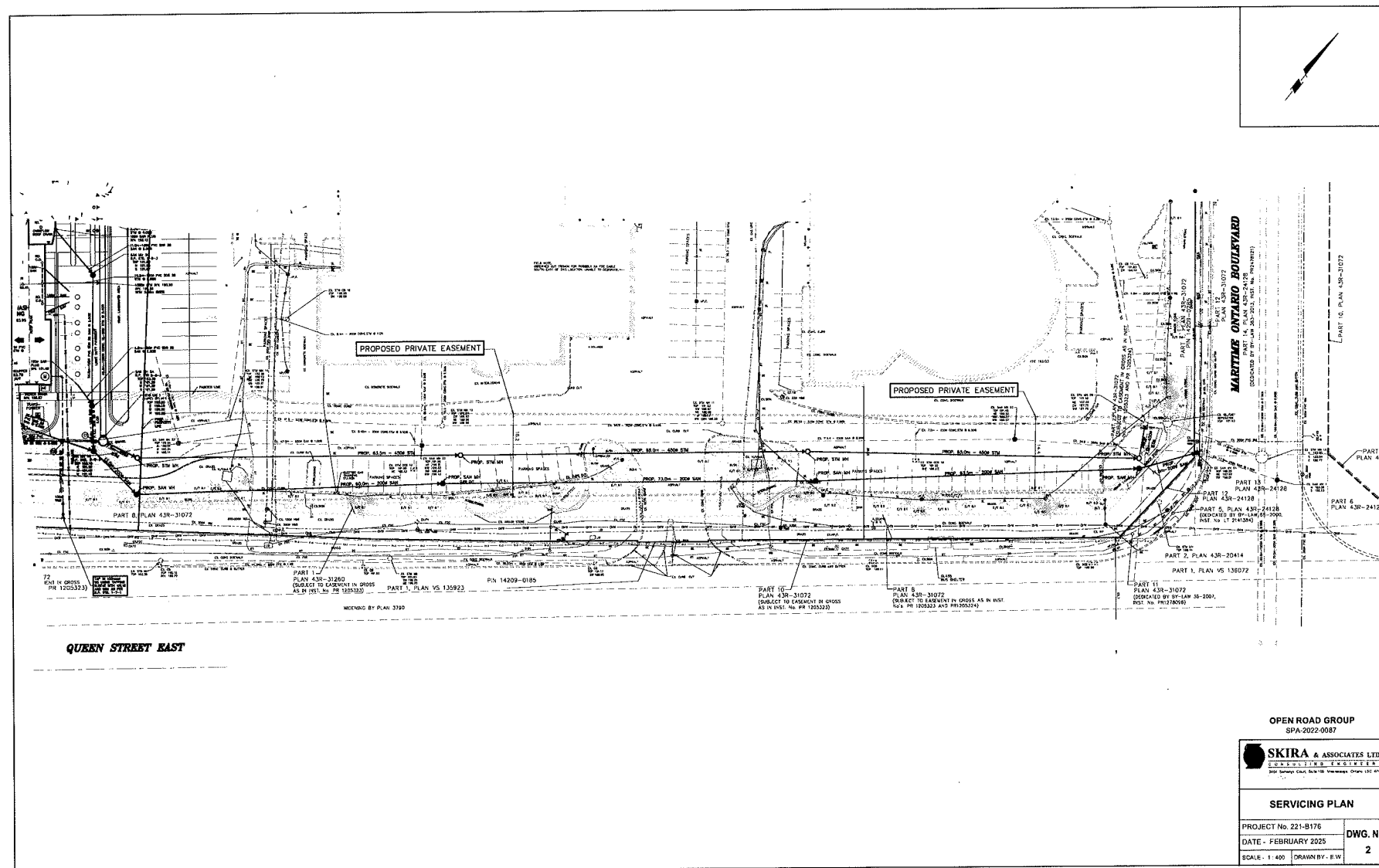
Received / Revised

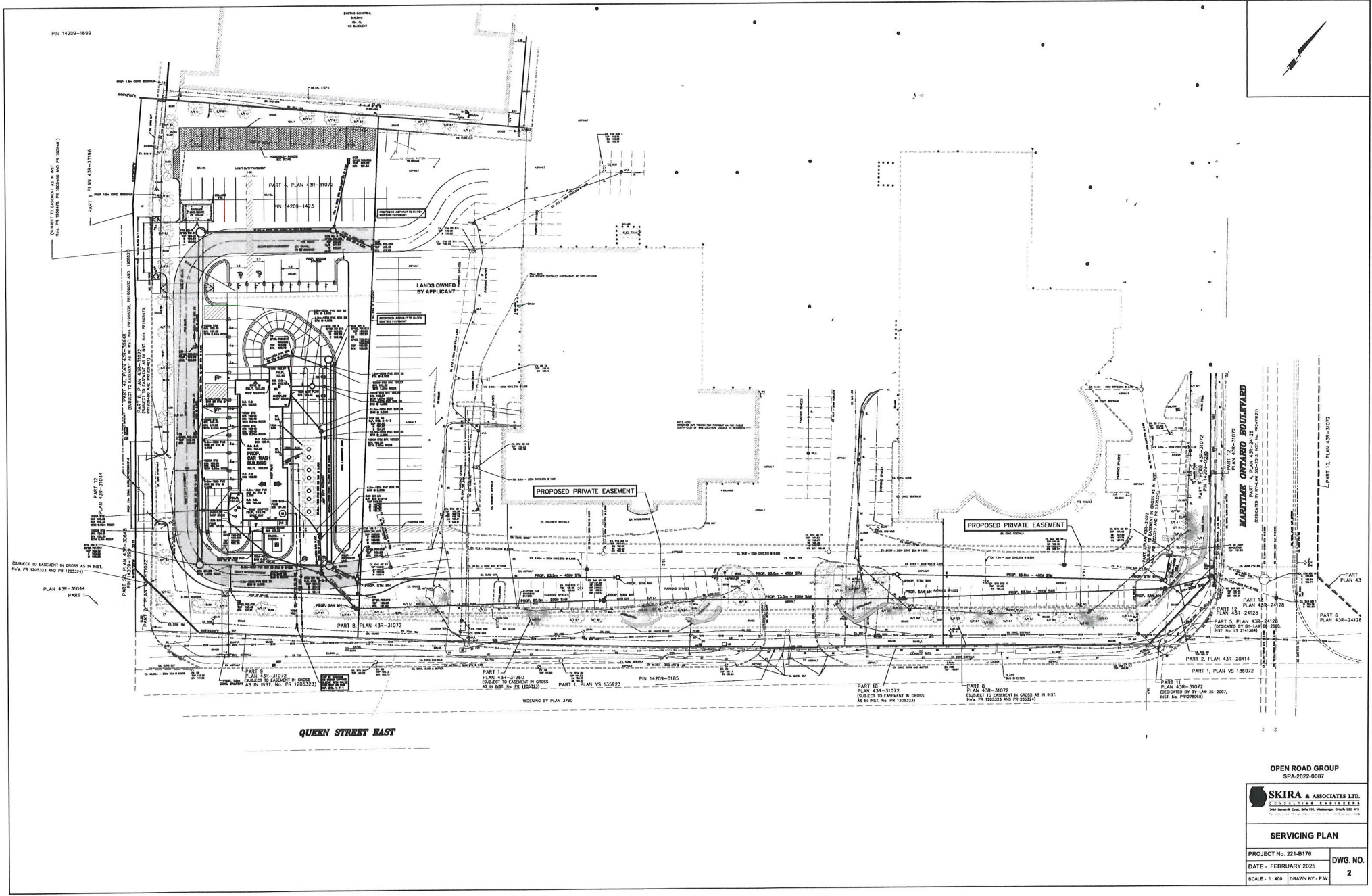
MAY 02 2025

Committee of Adjustment



MAY 02 2025
Committee of Adjustment

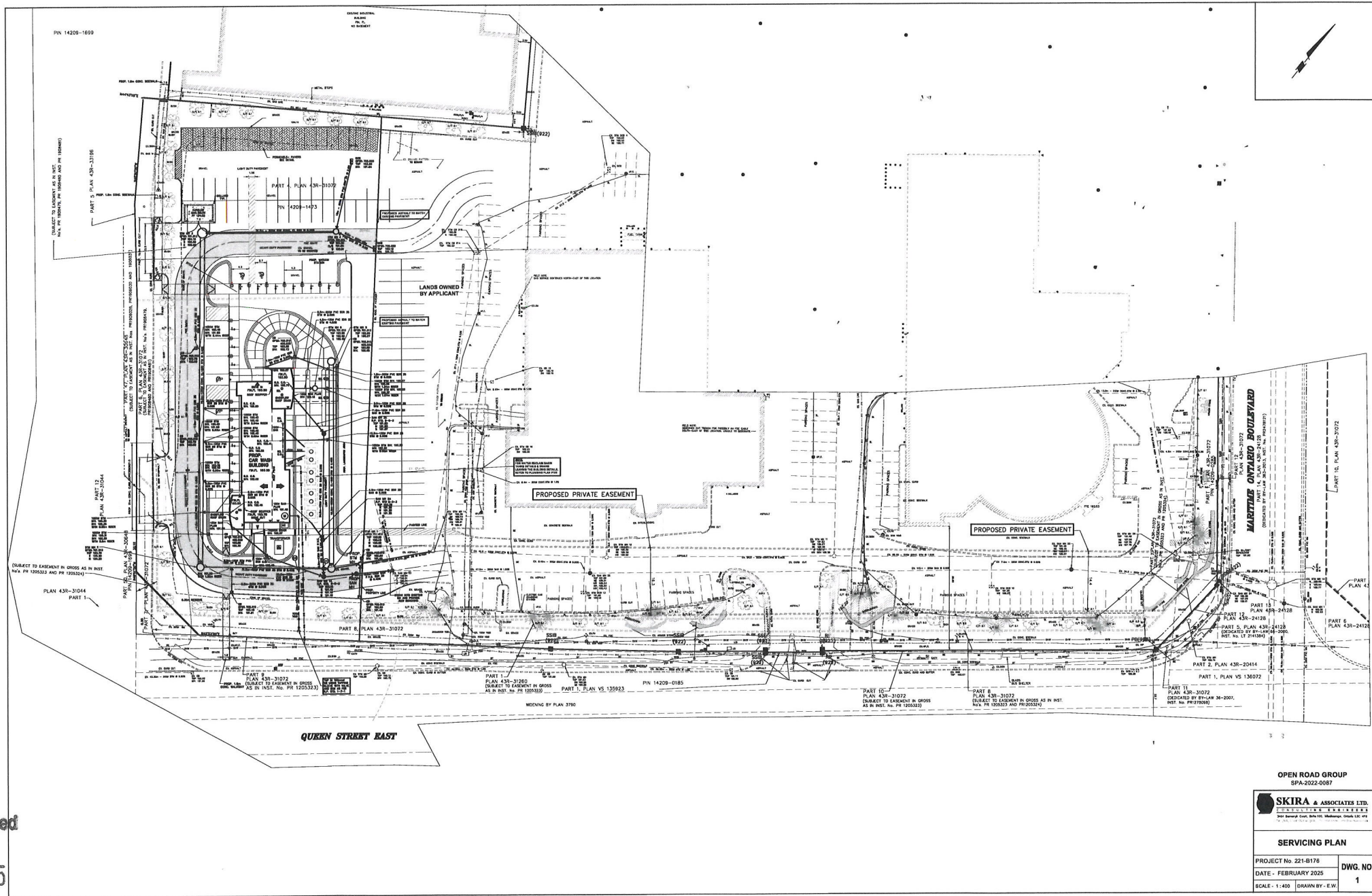




Received / Revised

MAY 05 2025

Committee of Adjustment



Received / Revised

MAY 05 2025

Committee of Adjustment