

VIA EMAIL

November 30, 2021

The Corporation of the City of Brampton
C/O City Clerk's Department
2 Wellington Street W
Brampton, ON L6Y 4R2

Attention: Mayor and Members of Council

**Re: Amendments to Council Resolution C349-2021
MZO Resolution Request – Lark Investments Request
Canadian Tire Corporation, Limited
2021-2111 Steeles Avenue East, 10 and 12 Melanie Drive
Brampton, Ontario**

We are the legal Council for Canadian Tire Corporation, Limited, ("Canadian Tire") for lands known municipally as 2021-2111 Steeles Avenue East, 10 and 12 Melanie Drive (the "Canadian Tire Lands"), which are shown on the attached Figure 1. The applicable parcel registers are attached for ease of reference. A request for pre-consultation was submitted on behalf of Canadian Tire on October 27, 2021 related to the first phase of redevelopment of the existing Canadian Tire warehouse distribution centre for warehousing and associated uses, while a future phase for development on an approximately 3.2 ha (8.0 ac) portion of the Canadian Tire Lands at the corner of Bramalea and Steeles is intended for office, retail and commercial uses.

The first phase of redevelopment provides for 1,300,000 ft.² of state-of-the-art warehouse space that will meet immediate needs in the market, generate almost 900 new employment jobs and \$3,500,000 of total tax revenue.

On October 28, 2021, Canadian Tire became aware of Council Resolution C349-2021, dated October 25, 2021, which relates to a Minister's Zoning Order Resolution Request – Lark Investments.

In the context of the proposed redevelopment of the Canadian Tire Lands and in order to adjust the existing applicable Zoning permissions to facilitate the redevelopment, we request that the Council Resolution and associated Schedule A be amended in order to

provide clarity as to the permitted uses and development regulations on the Canadian Tire Lands (see Figure 2). As shown on Schedule A, with the proposed amendments, the intention is to incorporate the full extent of the Canadian Tire Lands that would be subject to the additional "Mixed-Use Commercial" and "Employment" zones. We have provided comments to both the applicant and City Staff about necessary revisions to the text of the draft MZO.

Should you have any questions, or if you require further information, please do not hesitate to contact us.

Yours very truly,

DAVIS WEBB LLP



NEIL G. DAVIS
/ma

Enclosures

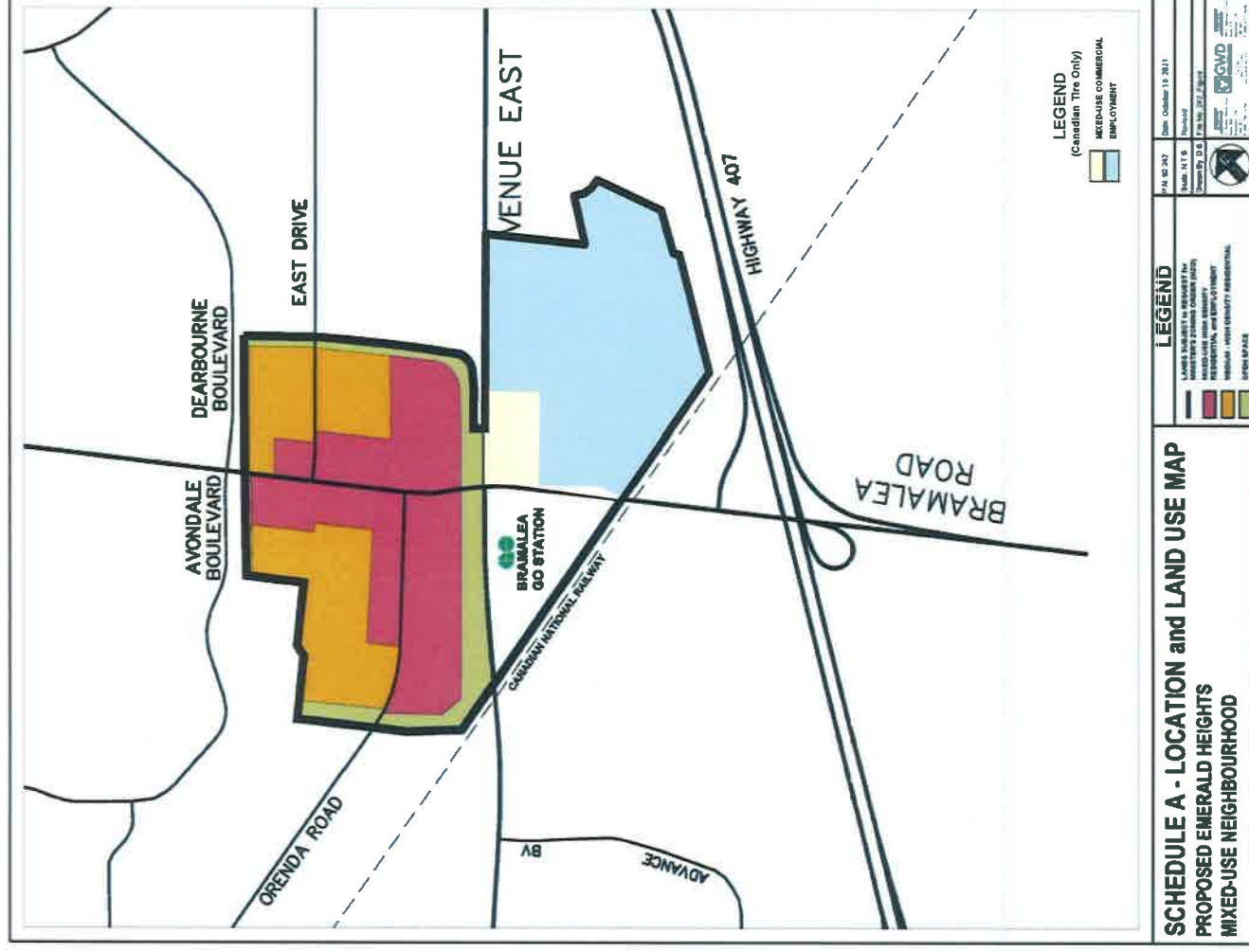
cc: Canadian Tire Corporation, Limited (via email)
Zelinka Priamo Ltd. (via email)

Figure 1
Canadian Tire – Bramalea and Steeles



Note: Locations and boundaries are approximate.

Figure 2
Resolution C349-2021: Schedule A – Proposed Amendments for Canadian Tire





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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

14026-0274 (LT)

PAGE 1 OF 2
PREPARED FOR MCooper01
ON 2021/11/18 AT 17:09:09

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 15, CON 5 TORONTO TWP EAST OF HURONTARIO ST , PART 4 , 43R14713 S&E PTS 2 & 3, EXPROP.PL PR2111947; SUBJECT TO AN EASEMENT IN GROSS OVER PT 3, PL 43R33826 AS IN PR2656155; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, PLAN 43R38688 AS IN PR3415935; CITY OF BRAMPTON						
PROPERTY REMARKS:						
ESTATE/QUALIFIER:						
FEE SIMPLE						
LT CONVERSION QUALIFIED						
OWNERS' NAMES						
CANADIAN TIRE CORPORATION, LIMITED						
RECENTLY:						
DIVISION FROM 14026-0001						
CAPACITY SHARE						
PIN CREATION DATE:						
2011/11/24						
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2011/11/24 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHENTS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1996/04/11 **					
TT120053	1959/06/15	NOTICE		REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS AMENDED 960306 BY K. BARBISON, DLR		C
TT144298	1962/03/13	NOTICE		REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS, AMENDED BY K.BARBISON DLR 96 03 06		C
VS248789	1973/02/12	NOTICE		REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER		C
43R14250	1987/01/29	PLAN REFERENCE				C
43R14713	1987/06/29	PLAN REFERENCE				C
RO817336	1987/09/14	AGREEMENT			CITY OF BRAMPTON	C
	REMARKS: SITE PLAN					
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

PAGE 2 OF 2

PREPARED FOR MCooper01
ON 2021/11/18 AT 17:09:09

14026-0274 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR1459015	2008/05/09	TRANSFER	\$450,000	786477 ONTARIO LIMITED	CANADIAN TIRE CORPORATION, LIMITED	C
REMARKS: PLANNING ACT STATEMENTS.						
43R33826	2011/03/30	PLAN REFERENCE				
PR2111947	2011/11/23	PLAN EXPROPRIATION		*** DELETED AGAINST THIS PROPERTY ***	THE REGIONAL MUNICIPALITY OF PEEL	C
REMARKS: LANDS AS TO PTS 1 TO 4, EASEMENT AS TO PTS 5 & 6 PTS 2,3 & 5						
PR2656155	2015/01/06	TRANSFER EASEMENT	\$2	CANADIAN TIRE CORPORATION, LIMITED	HYDRO ONE BRAMPTON NETWORKS INC.	C
PR2676937	2015/02/24	TRANSFER REL&ABAND		*** COMPLETELY DELETED ***		
REMARKS: PR2111947.						
43R38688	2018/11/27	PLAN REFERENCE				
PR3415935	2018/11/30	TRANSFER EASEMENT		CANADIAN TIRE CORPORATION, LIMITED	METROLINX	C
REMARKS: PLANNING ACT STATEMENTS.						

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

14026-0277 (LT)

PAGE 1 OF 2
PREPARED FOR MCooper01
ON 2021/11/18 AT 17:06:06

PROPERTY DESCRIPTION:

PT LT 15, CON 5 TORONTO TWP EAST OF HURONTARIO ST , AS IN 143977VS EXCEPT R0537213 , R0881761 R01084736 & R01084740 & PTS 1 & 4, EXPROP.PL PR2111947;
TOGETHER WITH AN EASEMENT AS IN R0537213; SUBJECT TO AN EASEMENT IN GROSS OVER PT 5, PL 43R33826 AS IN PR2656155; SUBJECT TO AN EASEMENT IN GROSS OVER
PARTS 2, 3 & 4, PLAN 43R38688 AS IN PR3415935; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES

CANADIAN TIRE CORPORATION, LIMITED

RECENTLY:

DIVISION FROM 14026-0002

CAPACITY SHARE

BENO

PIN CREATION DATE:

2011/11/24

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2011/11/24 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70 (2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1996/04/11 **						C
TT120053	1959/06/15	NOTICE				
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS AMENDED 960306 BY K. BARBISON, DLR						
TT144298	1962/03/13	NOTICE				
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS, AMENDED BY K.BARBISON DLR 96 03 06						
VS143977	1970/06/30	TRANSFER	\$1		CANADIAN TIRE CORPORATION, LIMITED,	C
VS248789	1973/02/12	NOTICE				
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
VS275056	1973/08/03	PLAN MISCELLANEOUS				
REMARKS: P5100						
RO522617	1979/07/26	AGREEMENT			THE CORPORATION OF THE CITY OF BRAMPTON	C
43R7476	1979/11/30	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
43R16122	1988/09/21	PLAN REFERENCE				C
RO877915	1989/01/04	AGREEMENT			CITY OF BRAMPTON	C
RO887080	1989/03/22	AGREEMENT			THE CITY OF BRAMPTON	C
RO914199	1989/10/18	ORDER IN COUNCIL		*** DELETED AGAINST THIS PROPERTY ***		
		REMARKS: SKETCH ATTACHED.				
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
		REMARKS: PEARSON AIRPORT ZONING REGULATION				
43R33826	2011/03/30	PLAN REFERENCE				C
43R34034	2011/07/11	PLAN REFERENCE				C
PR2111947	2011/11/23	PLAN EXPROPRIATION		*** DELETED AGAINST THIS PROPERTY ***	THE REGIONAL MUNICIPALITY OF PEEL	
		REMARKS: LANDS AS TO PTS 1 TO 4, EASEMENT AS TO PTS 5 & 6 PTS 1, 4 & 6				
PR2656155	2015/01/06	TRANSFER EASEMENT	\$2	CANADIAN TIRE CORPORATION, LIMITED	HYDRO ONE BRAMPTON NETWORKS INC.	C
PR2676937	2015/02/24	TRANSFER REL&ABAND		*** COMPLETELY DELETED *** THE REGIONAL MUNICIPALITY OF PEEL	CANADIAN TIRE CORPORATION, LIMITED	
		REMARKS: PR2111947.				
PR2812727	2015/10/29	APL (GENERAL)		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONTARIO		
		REMARKS: DELETES RO914199				
43R38688	2018/11/27	PLAN REFERENCE				C
PR3415935	2018/11/30	TRANSFER EASEMENT		CANADIAN TIRE CORPORATION, LIMITED	METROLINX	C
		REMARKS: PLANNING ACT STATEMENTS.				

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LAND
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2
PREPARED FOR MCooper01
ON 2021/11/18 AT 17:03:37

14026-0020 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 6-1, SEC M94 ; LT 6, PL M94 ; S/T DP2708 ; BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

OWNERS' NAMES
CANADIAN TIRE CORPORATION, LIMITED

CAPACITY SHARE
BENO

PIN CREATION DATE:
1996/04/11

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1996/04/11 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1996/04/11				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1996/04/10 **				
TT74437	1953/06/01 NOTICE					C
	REMARKS: TORONTO-MALTON AIRPORT ZONING					
TT91081	1955/09/29 NOTICE					C
	REMARKS: AMENDING TT74437					
TT120053	1959/06/15 NOTICE					C
	REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS AMENDED 960306 BY K. BARBISON, DLR					
TT144298	1962/03/13 NOTICE					C
	REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS, AMENDED BY K.BARBISON DLR 96 03 06					
LT52340	1975/09/08 NOTICE AGREEMENT				THE CORPORATION OF THE TOWN OF MISSISSAUGA	C
LT52341	1975/09/08 NOTICE AGREEMENT				THE CORPORATION OF THE CITY OF BRAMPTON	C
					THE CORPORATION OF THE REGIONAL MUNICIPALITY OF PEEL	
LT214979Z	1979/04/17 APL ANNEX REST COV				THE CORPORATION OF THE CITY OF BRAMPTON	C
LT442951	1983/06/28 NOTICE AGREEMENT					C
LT490532	1984/03/16 NOTICE OF LEASE				M & K PLASTIC PRODUCTS LIMITED	C
LT490533	1984/03/16 NOTICE OF LEASE				JETCO MANUFACTURING LIMITED	C
LT1595602	1995/10/20 TRANSFER		\$2,500,000		CANADIAN TIRE CORPORATION, LIMITED	C
LT2057426	2000/03/27 NOTICE			HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR1568072	2008/11/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF BRAMPTON		C
REMARKS: SITE PLAN AGREEMENT						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2
PREPARED FOR MCooper01
ON 2021/11/18 AT 16:56:23

14026-0019 (LT)

LAND
REGISTRY
OFFICE #43

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 5-1, SEC M94 ; LT 5, PL M94 ; S/T DP2708 ; S/T LT53520 BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

OWNERS' NAMES
CANADIAN TIRE CORPORATION, LIMITED

CAPACITY SHARE
BENO

PIN CREATION DATE:
1996/04/11

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1996/04/11 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1996/04/11				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1996/04/10 **				
TT74437	1953/06/01 NOTICE					C
	REMARKS: TORONTO-MALTON AIRPORT ZONING					
TT91081	1955/09/29 NOTICE					C
	REMARKS: AMENDING TT74437					
TT120053	1959/06/15 NOTICE					C
	REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS AMENDED 960306 BY K. BARBISON, DLR					
TT144298	1962/03/13 NOTICE					C
	REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS, AMENDED BY K.BARBISON DLR 96 03 06					
LT52340	1975/09/08 NOTICE AGREEMENT				THE CORPORATION OF THE TOWN OF MISSISSAUGA	C
LT52341	1975/09/08 NOTICE AGREEMENT				THE CORPORATION OF THE CITY OF BRAMPTON	C
					THE CORPORATION OF THE REGIONAL MUNICIPALITY OF PEEL	
LT53520	1975/09/23 TRANSFER EASEMENT				THE CORPORATION OF THE CITY OF BRAMPTON	C
43R3418	1975/09/23 PLAN REFERENCE					C
LT53701Z	1975/09/25 APL ANNEX REST COV					C
LT1115749	1990/04/18 NOTICE				THE CORPORATION OF THE CITY OF BRAMPTON	C
LT1607460	1995/12/15 TRANSFER		\$1,600,000		CANADIAN TIRE CORPORATION, LIMITED	C
LT2057426	2000/03/27 NOTICE			HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PEARSON AIRPORT ZONING REGULATION						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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