

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **CHOICE PROPERTIES REIT**

Purpose and Effect

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5.18 hectares (12.80 acres), together with easements for shared access, servicing and stormwater management. The proposed severed lot has a frontage of approximately 224.23 metres (735.66 feet), a depth of approximately 218.48 metres (716.80 feet) and an area of approximately 1.18 hectares (2.92 acres). The effect of the application is to establish two separate lots from the existing lot, each lot occupied by an office building. (Office A and Office B)

Location of Land:

Municipal Address: 55 Hereford Street /1 President's Choice Circle

Former Township: Chinguacousy

Legal Description: Part of Block 6, Plan 43M-1673, Parts 1 to 3, Plan 43R-29777

Meeting

The Committee of Adjustment has appointed **TUESDAY, December 6, 2022 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.**

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: DECEMBER 1, 2022

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

Decision and Appeal

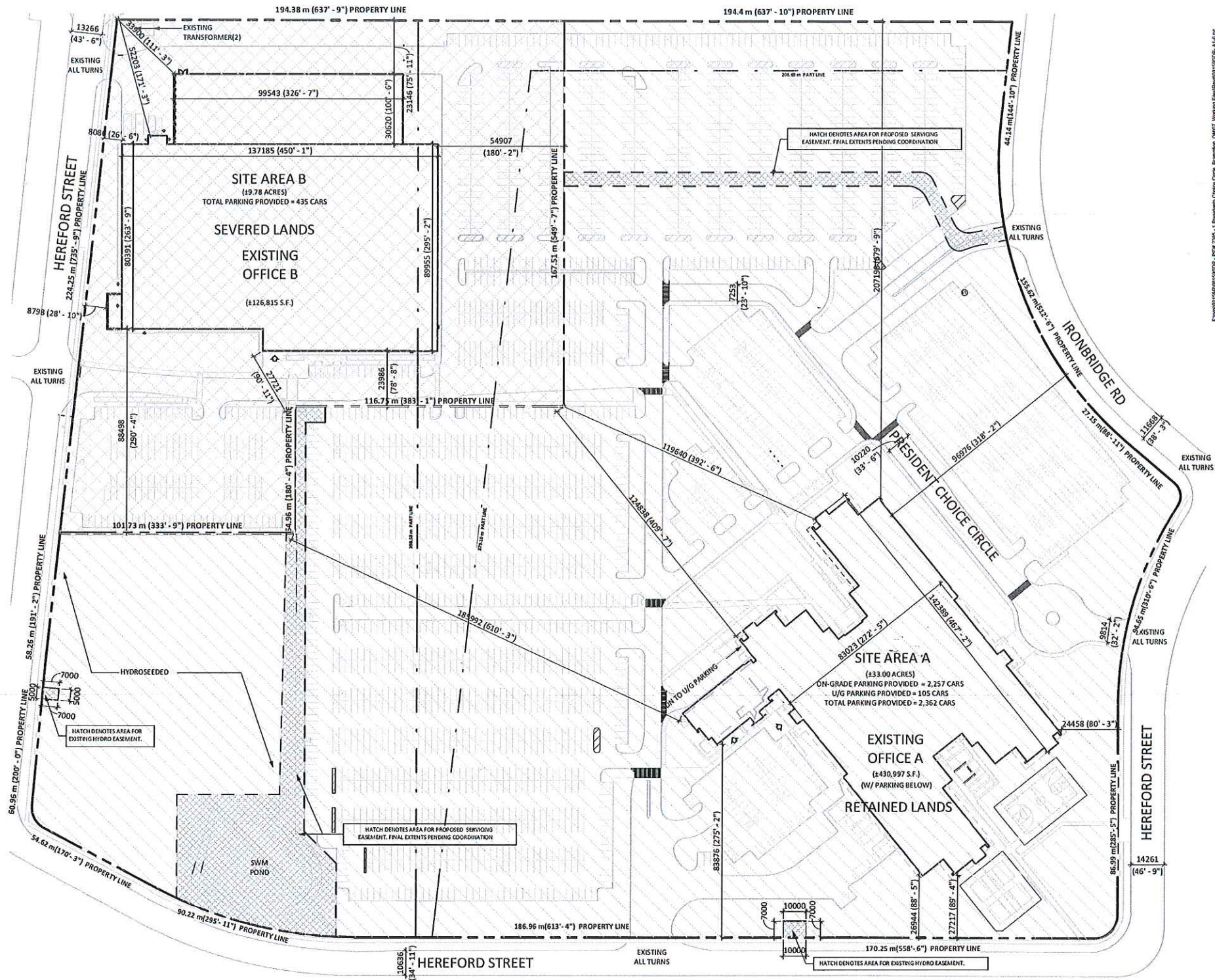
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/>

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 17th Day of November 2022

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
Jeanie.myers@brampton.ca



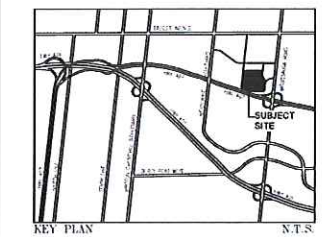
TURNER FLEISCHER

STATISTICS

SITE AREA A	43.30 ACRES	113.36 HA
SITE AREA B	49.78 ACRES	126.96 HA
TOTAL SITE AREA	93.08 ACRES	240.32 HA
SITE A - RETAINED LANDS		
EXISTING OFFICE A AREA	433,097 S.F.	40,041 S.M.
PARKING PROVIDED	2,362 CARS	6,901/100 S.M.
SITE B - SEVERED LANDS		
EXISTING OFFICE B AREA	412,615 S.F.	38,171 S.M.
PARKING PROVIDED	3,431/1000 S.F.	3,691/100 S.M.
SITE B - PARKING REQUIRED (100 S.M. OF GFA)	197 CARS	
OVERALL SITE		
TOTAL BUILDING AREA	845,712 S.F.	78,212 S.M.
PARKING PROVIDED	5,793 CARS	6,392/100 S.M.
COVERAGE (4507, 6125 S.F.)	29.94 %	

PARKING REQUIREMENT

IF THE OFFICE OR RETAIL AREA IS <15% OF GFA:
- UP TO 5000 S.M. 1 CAR/50 S.M. OF THAT PORTION OF GFA
THEREOF:
- 5,000 TO 10,000 S.M. 83 PARKING SPACES PLUS 1
PARKING SPACE PER 50 S.M. OF GFA OR PORTION THEREOF
THAT IS OVER 5,000 S.M.
- OVER 10,000 S.M. 130 PARKING SPACES PLUS 1 PARKING
SPACE PER 170 S.M. OF GFA OR PORTION THEREOF THAT IS
OVER 10,000 S.M.
IF THE ASSOCIATED OFFICE, RETAIL, AND EDUCATIONAL
GFA ARE MORE THAN 15% OF THE TOTAL GFA:
- THE APPLICABLE GROSS FLOOR AREAS EXCEEDING 15%
SHALL BE SUBJECT TO THE APPLICABLE OFFICE, RETAIL, OR
EDUCATIONAL PARKING REQUIREMENTS.



Choice Properties

1 PRESIDENTS CHOICE CIRCLE

BRAMPTON, ONTARIO
08.159SDR(P.ID# 2385)
EXISTING SITE A AND B

PRELIMINARY

DWG #: A1-6
2022-11-02
SCALE = 1 : 1600



Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **December 6, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, December 1, 2022.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, December 1, 2022.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, December 1, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, December 1, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

November 4, 2022

City of Brampton, C/O the City Clerk's Office
2 Wellington Street – 1st Floor
Brampton, ON
L6Y 4R2

B-2022-0022

Attention: Jeanie Myers

RE: Application for Consent to Sever
Choice Properties REIT
55 Hereford St / 1 President's Choice Circle
Brampton, ON
Our File: CHO/BRM/22-01

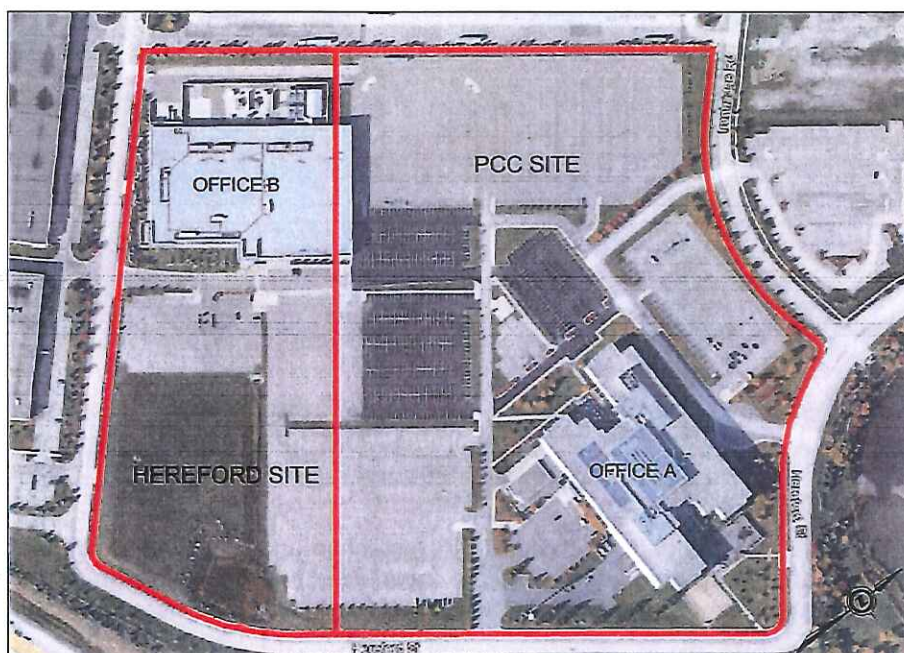
On behalf of Choice Properties REIT ("Choice"), Zelinka Priamo Ltd. is pleased to submit a Consent to Sever application relating to the above-noted lands (the "subject lands").

THE SUBJECT LANDS

The subject lands consist of an assembly of two lots which are merged on title located in the southwest area of the City of Brampton. The lands are bound by Hereford Street and Ironbridge Road, with President's Choice Circle providing internal access to the parking areas (Figure 1).

The subject lands are occupied by two office buildings (herein referred to as "Office A" and "Office B" – see Figure 1), which are bound by and oriented toward different segments of Hereford Street. Office B, to be conveyed, is also used in part for IT warehousing.

Figure 1: Labelled aerial of the subject lands



The legal description is as follows:

55 Hereford Street (“Hereford site”) – Zoned M4(2802)

PT BLK 6, PLAN 43M1673, DES AS PTS 4 & 5, 43R29777; S/T EASEMENT IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT 8, 43R29773, AS IN PR801365.

ASSESSMENT ROLL NO.: 10-14-0-097-33360-0000

1 President’s Choice Circle (“PCC site”) – Zoned OC(2801)

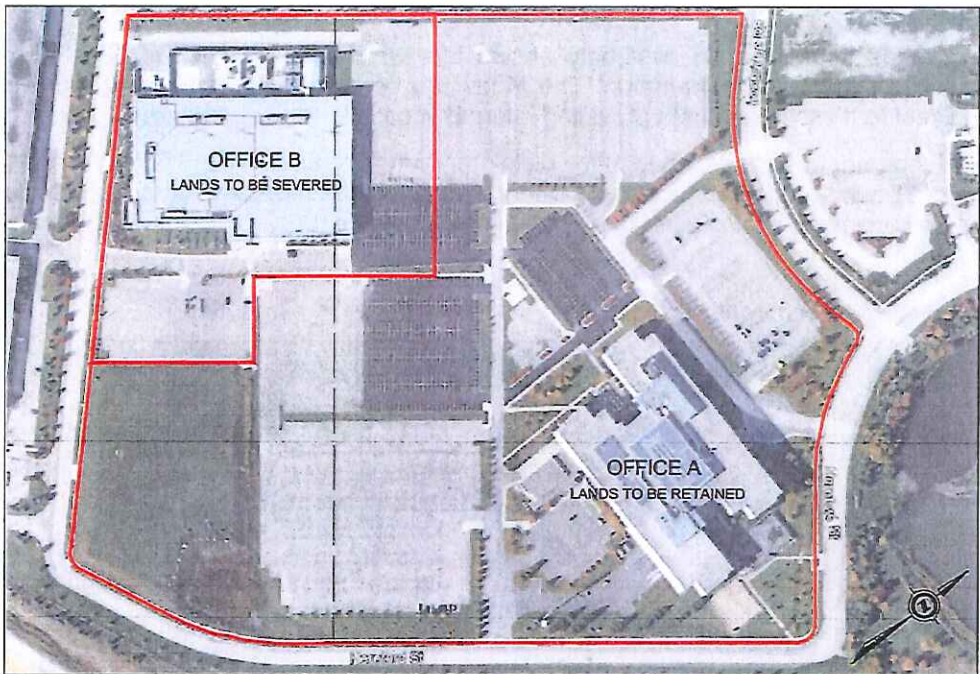
PT BLK 6, PL 43M1673 DES AS PTS 1, 2, 3, PL 43R29777; S/T EASE IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT BLK 6, PL 43M1673 DES AS PT 2, PL 43R29777 AS IN PR801365.

ASSESSMENT ROLL NO.: 10-14-0-097-33350-0000

PROPOSED SEVERANCE

The purpose of the proposal is to sever the lands occupied by Office B (Figure 2). The proposed delineations of the lands to be retained and severed are shown in the attached Consent Sketch.

Figure 2: Aerial of proposed severance



As shown in the attached Consent Sketch, 27 parking stalls are proposed to be removed from a vertical parking tree abutting the severance line on the lands to be severed. Ample parking is still provided for the uses existing on the subject lands. No other physical alterations or development are associated with this proposal.

We note that the lands are subject to a Section 118 restriction under the *Land Titles Act* in order to ensure the creation of any required easements are transferred to the satisfaction of the Region. We understand that this application is to be circulated to Peel Region for their assessment.

SUBMISSION REQUIREMENTS

In addition to our email submission, please find the following materials enclosed for the Consent to Sever application:

- One (1) completed Consent Application form, including declarations;
- A cheque in the amount of \$4119.00 made payable to the Treasurer, City of Brampton for the Consent Application fee;
- One (1) copy of the Consent Sketch, 11x17 (1:1600);
- One (1) copy of the Consent Sketch, 8.5x14 (N.T.S.);
- One (1) copy of the parcel register for 55 Hereford Street (14089-0480 LT);
- One (1) copy of the parcel register for 1 President's Choice Circle (14089-0431 LT); and
- One (1) copy of the Section 118 Agreement, registered as PR2169757.

We trust that the above information is satisfactory for your needs. If you have any questions or require additional information, please do not hesitate to contact us.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, MCIP, RPP

Principal Planner

Cc: Choice Properties REIT



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 Choice Properties REIT, C/O Alex Gordon
(print given and family names in full)
Address 700-22 St Clair Ave E, Toronto, ON, M4T 2S5

Phone # 437-995-8825 Fax # _____
Email alex.gordon@choicereit.ca

(b) Name of Authorized Agent Harry Froussios - Zelinka Priamo Ltd.
Address 318 Wellington Road, London, ON N6C 4P4

Phone # 519-872-0941 Fax # 519-474-2284
Email harry.f@zpplan.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: Creation of a new lot, together with easements for shared access, servicing, and stormwater management

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 Hereford St / Presidents Choice Cir Number 55 / 1
b) Concession No. See cover letter for full description Lot(s) _____
c) Registered Plan No. _____ Lot(s) _____
d) Reference Plan No. _____ Lot(s) _____
e) Assessment Roll No. See cover letter Geographic or Former Township _____

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

Yes ☒ No ☐
Specify: S/T easements in favour of Hydro One Brampton Networks Inc. - See cover letter for full description

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

a) Frontage 224.23m Depth ± 218.48m Area 1.18 ha

b) Existing Use Office and data centre Proposed Use Office and data centre

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

(existing) 1 - Office and IT Warehousing use

(proposed) 1 - no changes proposed

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?

N/A

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): _____

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

a) Frontage ± 181.64m Depth ± 277.04m Area 4.0 ha

b) Existing Use Office Proposed Use Office

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

(existing) 1 - Office use

(proposed) 1 - no changes 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 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?

N/A

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):		

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>OC-2801 & M4-2802 (split)</u>	<u>OC-2801 & M4-2802 (split)</u>
Official Plans		
City of Brampton	<u>Industrial</u>	<u>Industrial</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		
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 London
this 4th day of November, 2022

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, Harry Froussios of the City of London

in the County/District/Regional Municipality of Middlesex
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 London
in the County of Middlesex
this 4th day of November, 2022

DAVID JOHN HANNAM, a Commissioner, etc.
Province of Ontario, for Zelinka Priamo Ltd.
Expires September 21, 2024.

Submit by Email

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

L Barbuto
Zoning Officer

November 9, 2022

Date

DATE RECEIVED
Date Application Deemed Complete by the Municipality

November 8, 2022

STATISTICS

SITE AREA A	±33.00 ACRES	±13.36 HA
SITE AREA B	49.78 ACRES	±13.96 HA
TOTAL SITE AREA	±82.78 ACRES	±17.31 HA
SITE A - RETAINED LANDS		
EXISTING OFFICE AREA	140,597 S.F.	±4,041 S.M.
PARKING PROVIDED	2,302 CARS	
	5.46/1000 S.F.	5.90/1000 S.F.
SITE B - SEVERED LANDS		
EXISTING OFFICE B AREA	±126,815 S.F.	±11,781 S.M.
PARKING PROVIDED	3,433/1000 S.F.	3.69/1000 S.F.
SITE B - PARKING REQUIRED		
(100 S.M. OF GFA)	197 CARS	
OVERALL SITE		
TOTAL BUILDING AREA	±557,812 S.F.	±51,822 S.M.
PARKING PROVIDED	5,707 CARS	
	0.01/1000 S.F.	5.36/1000 S.F.
COVERAGE	29.94 %	
(±567,812S.F.)		

PARKING REQUIREMENT

IF THE OFFICE OR RETAIL AREA IS <15% OF GFA:
 - UP TO 5000 SQ. M: 1 CAR/SQ. M. OF THAT PORTION OF GFA THEREOF;
 - 5,000 TO 10,000 SQ. M: 13 PARKING SPACES PLUS 1 PARKING SPACE PER 50 SQ. M OF GFA OR PORTION THEREOF THAT IS OVER 5,000 SQ. M;
 - OVER 10,000 SQ. M: 139 PARKING SPACES PLUS 1 PARKING SPACE PER 50 SQ. M OF GFA OR PORTION THEREOF THAT IS OVER 10,000 SQ. M.

IF THE ASSOCIATED OFFICE, RETAIL, AND EDUCATIONAL ARE MORE THAN 15% OF THE TOTAL GFA:
 - THE APPLICABLE GROSS FLOOR AREAS EXCEEDING 15% SHALL BE SUBJECT TO THE APPLICABLE OFFICE, RETAIL, OR EDUCATIONAL PARKING REQUIREMENTS



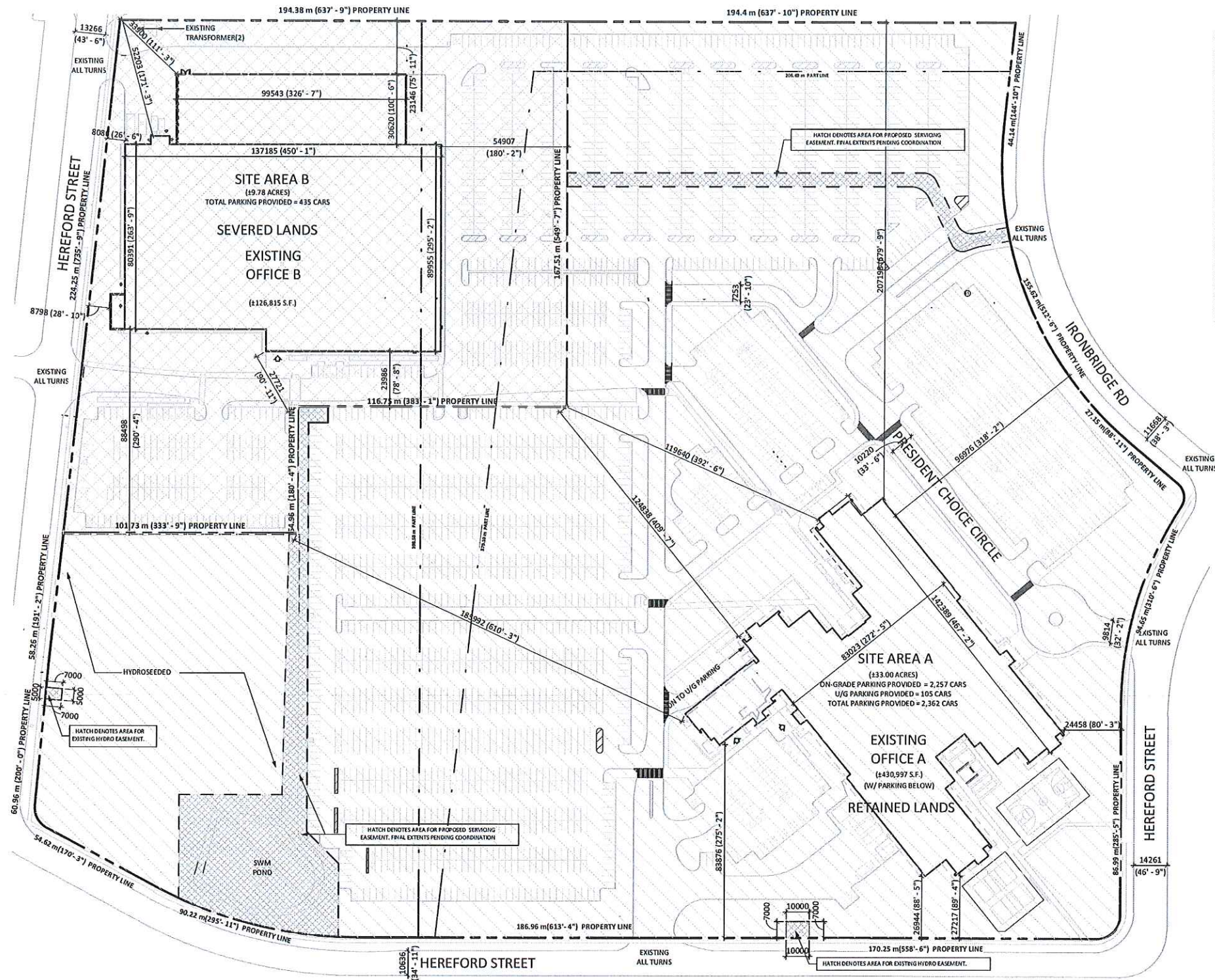
Choice
Properties REIT

**1 PRESIDENTS CHOICE
CIRCLE**

BRAMPTON, ONTARIO
08.159SDR(P.ID# 2385)
EXISTING SITE A AND B

PRELIMINARY

DWG #: A1-6
2022-11-02
SCALE = 1 : 1600



PROPERTY DESCRIPTION: PT BLK 6, PLAN 43M1673, DES AS PTS 4 & 5, 43R29777; S/T EASEMENT IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT 8, 43R29773, AS IN PR801365; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 14089-0432

PIN CREATION DATE:
2008/02/13

OWNERS' NAMES

CP REIT ONTARIO PROPERTIES LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2008/02/13 **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
VS248789	1973/02/12	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR390415	2003/02/11	NO OPTION PURCHASE		*** DELETED AGAINST THIS PROPERTY *** CHURCHILL INDUSTRIAL PARK LIMITED	LOBLAW PROPERTIES LIMITED	
43M1673	2005/01/28	PLAN SUBDIVISION				C
43R29773	2005/01/31	PLAN REFERENCE				C
43R29777	2005/02/01	PLAN REFERENCE				C
PR801362	2005/02/09	NO SUB AGREEMENT		THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	ORLANDO CORPORATION	C
PR801365	2005/02/09	TRANSFER EASEMENT	\$2	ORLANDO CORPORATION	HYDRO ONE BRAMPTON NETWORKS INC.	C
PR801512	2005/02/09	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** LOBLAW PROPERTIES LIMITED		
REMARKS: POSTPONES PR390415 TO PR801362						
PR801515	2005/02/09	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** LOBLAW PROPERTIES LIMITED		
REMARKS: POSTPONES PR390415 TO PR801365						
PR803886	2005/02/15	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		REMARKS: PART LOT CONTROL				
PR817479	2005/03/14	NOTICE		*** DELETED AGAINST THIS PROPERTY *** ORLANDO CORPORATION	LOBLAW PROPERTIES LIMITED	
		REMARKS: PR390415				
PR1023836	2006/03/03	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
		REMARKS: TO PREVENT THE APPLICATION OF PART LOT CONTROL TO PART OF REGISTERED PL 43M-1673.				
PR1323891	2007/08/28	BYLAW		THE COPORATION OF THE CITY OF BRAMPTON		C
		REMARKS: TO PREVENT THE APPLICATION OF PART LOT CONTROL TO PART OF REGISTERED PLAN 43M1673.				
PR1401337	2008/01/14	TRANSFER	\$9,530,062	ORLANDO CORPORATION	LOBLAW PROPERTIES LIMITED	C
		REMARKS: PLANNING ACT STATEMENTS				
PR1401338	2008/01/14	APL ANNEX REST COV		LOBLAW PROPERTIES LIMITED		C
		REMARKS: FOR TWENTY-FIVE (25) YEARS FROM 2008 01 14				
PR1605846	2009/02/20	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR, LRO 43	LAND REGISTRAR, LRO 43	
		REMARKS: PR390415, PR810512, PR801515 & PR817479 BE DELETED FROM INSTRUMENT FILE OF PIN 14089-0481 & ADDED TO PIN 14089-0480 ; PR810512 AMENDED TO PR801512.				
PR2169757	2012/03/27	RESTRICTION-LAND		LOBLAW PROPERTIES LIMITED		C
		REMARKS: NO TRANSFER OR A CHARGE OF ANY LESS THAN THE WHOLE OF THE LANDS DESCRIBED HEREIN SHALL BE REGISTERED WITHOUT THE WRITTEN CONSENT OF THE REGIONAL MUNICIPALITY OF PEEL.				
PR2184585	2012/04/26	NOTICE	\$2	THE CORPORATION OF THE CITY OF BRAMPTON		C
PR2388168	2013/06/25	TRANSFER		LOBLAW PROPERTIES LIMITED	CP REIT ONTARIO PROPERTIES LIMITED	C
PR2599333	2014/09/15	NOTICE OF LEASE	\$2	CP REIT ONTARIO PROPERTIES LIMITED	FIRELIGHT SOLAR (GP) INC. FIRELIGHT SOLAR (LP)	C
PR2633373	2014/11/19	NO CHARGE LEASE	\$13,125,000	FIRELIGHT SOLAR (GP) INC. FIRELIGHT SOLAR L.P.	STONEBRIDGE FINANCIAL CORPORATION	C
		REMARKS: PR2599333.				
PR2633374	2014/11/19	NO SEC INTEREST	\$13,125,000	STONEBRIDGE FINANCIAL CORPORATION		C
PR2807189	2015/10/21	NOTICE OF LEASE	\$2	CP REIT ONTARIO PROPERTIES LIMITED	LOBLAWS INC.	C
PR3011795	2016/10/19	NOTICE OF SUBLEASE		LOBLAWS INC.	SUN LIFE ASSURANCE COMPANY OF 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.

* 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: PR2807189.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT BLK 6, PL 43M1673 DES AS PTS 1, 2, 3, PL 43R29777; S/T EASE IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT BLK 6, PL 43M1673 DES AS PT 2, PL 43R29777 AS IN PR801365; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 14089-0403

PIN CREATION DATE:
2005/03/18

OWNERS' NAMES
CP REIT ONTARIO PROPERTIES LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/03/18 **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
VS248789	1973/02/12	NOTICE				C
		REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER				
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
		REMARKS: PEARSON AIRPORT ZONING REGULATION				
PR390415	2003/02/11	NO OPTION PURCHASE		*** DELETED AGAINST THIS PROPERTY *** CHURCHILL INDUSTRIAL PARK LIMITED	LOBLAW PROPERTIES LIMITED	
43M1673	2005/01/28	PLAN SUBDIVISION				C
43R29773	2005/01/31	PLAN REFERENCE				C
43R29777	2005/02/01	PLAN REFERENCE				C
PR801362	2005/02/09	NO SUB AGREEMENT		THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	ORLANDO CORPORATION	C
PR801365	2005/02/09	TRANSFER EASEMENT	\$2	ORLANDO CORPORATION	HYDRO ONE BRAMPTON NETWORKS INC.	C
PR801512	2005/02/09	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** LOBLAW PROPERTIES LIMITED		
		REMARKS: POSTPONES PR390415 TO PR801362				
PR801515	2005/02/09	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** LOBLAW PROPERTIES LIMITED		
		REMARKS: POSTPONES PR390415 TO PR801365				
PR803886	2005/02/15	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		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: PART LOT CONTROL				
PR806389	2005/02/21	NOTICE	\$2	THE CORPORATION OF THE CITY OF BRAMPTON		C
		REMARKS: SITE PLAN AGREEMENT				
PR817478	2005/03/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** ORLANDO CORPORATION	LOBLAW PROPERTIES LIMITED	
		REMARKS: PLANNING ACT STATEMENTS				
PR935701	2005/09/29	APL (GENERAL)		*** COMPLETELY DELETED *** LOBLAW PROPERTIES LIMITED		
		REMARKS: DELETES PR390415, PR801512, PR801515				
PR940176	2005/10/05	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** NOVUS FIRE PROTECTION CONSULTING LTD.		
PR957603	2005/11/03	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED ***	NOVUS FIRE PROTECTION CONSULTING LTD.	
		REMARKS: RE: PR940176				
PR958716	2005/11/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF BRAMPTON		C
PR1023836	2006/03/03	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
		REMARKS: TO PREVENT THE APPLICATION OF PART LOT CONTROL TO PART OF REGISTERED PL 43M-1673.				
43R33057	2009/11/25	PLAN REFERENCE				C
PR2169757	2012/03/27	RESTRICTION-LAND		LOBLAW PROPERTIES LIMITED		C
		REMARKS: NO TRANSFER OR A CHARGE OF ANY LESS THAN THE WHOLE OF THE LANDS DESCRIBED HEREIN SHALL BE REGISTERED WITHOUT THE WRITTEN CONSENT OF THE REGIONAL MUNICIPALITY OF PEEL.				
PR2184585	2012/04/26	NOTICE	\$2	THE CORPORATION OF THE CITY OF BRAMPTON		C
PR2388168	2013/06/25	TRANSFER		LOBLAW PROPERTIES LIMITED	CP REIT ONTARIO PROPERTIES LIMITED	C
PR2599333	2014/09/15	NOTICE OF LEASE	\$2	CP REIT ONTARIO PROPERTIES LIMITED	FIRELIGHT SOLAR (GP) INC. FIRELIGHT SOLAR (LP)	C
PR2633373	2014/11/19	NO CHARGE LEASE	\$13,125,000	FIRELIGHT SOLAR (GP) INC. FIRELIGHT SOLAR L.P.	STONEBRIDGE FINANCIAL CORPORATION	C
		REMARKS: PR2599333.				
PR2633374	2014/11/19	NO SEC INTEREST	\$13,125,000	STONEBRIDGE FINANCIAL CORPORATION		C

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* 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
PR2807197	2015/10/21	NOTICE OF LEASE	\$2	CP REIT ONTARIO PROPERTIES LIMITED	LOBLAWS INC.	C
PR3011796	2016/10/19	NOTICE OF SUBLEASE		LOBLAWS INC.	SUN LIFE ASSURANCE COMPANY OF CANADA	C
REMARKS: PR2807197.						

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Properties

PIN 14089 - 0480 LT

<i>Description</i>	PT BLK 6, PLAN 43M1673, DES AS PTS 4 & 5, 43R29777; BRAMPTON. S/T EASEMENT IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT 8, 43R29773, AS IN PR801365.
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Address 1 PRESIDENT'S CHOICE CIRCLE
BRAMPTON

PIN 14089 - 0431 LT

<i>Description</i>	PT BLK 6, PL 43M1673 DES AS PTS 1, 2, 3, PL 43R29777; BRAMPTON ; S/T EASE IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT BLK 6, PL 43M1673 DES AS PT 2, PL 43R29777 AS IN PR801365
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Address 1 PRESIDENT'S CHOICE CIRCLE
BRAMPTON

Applicant(s)

Name LOBLAW PROPERTIES LIMITED

Address for Service 1 President's Choice Circle
4th Floor, South Tower
Brampton, ON L6Y 5S5

I, S. Jane Marshall, EVP and I, Doris L. Baughan, SVP, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

Schedule: Loblaw Properties Limited, the registered owner of the lands herein, hereby applies under Section 118 of the Land Titles Act to have annexed to the lands a restriction whereby no Transfer in Fee Simple or a Charge as defined under the Land Registration Reforms Act of any less than the whole of the lands described herein shall be registered without the written consent of The Regional Municipality of Peel.

Signed By

Doris Lillian Baughan

1 President's Choice Circle, 4th
Floor
Brampton
L6Y 5S5

acting for
Applicant(s)

Signed 2012 03 27

Tel 9054592500

Fax 9058612328

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

LOBLAW PROPERTIES LIMITED

1 President's Choice Circle, 4th
Floor
Brampton
L6Y 5S5

2012 03 27

Tel 9054592500

Fax 9058612328

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
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Total Paid	\$60.00
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