

**Application for Consent**Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13

**Application Number:** B-2023-0024  
**Property Address:** 535-547 Steeles Ave East & 59 First Gulf Blvd., Ward 3  
**Legal Description:** Pt of Blks 1&7, Plan 43M-947 and Pt of Blks 1&7, Plan 43R-21446 and 43R-17710  
**Agent:** First Gulf Corporation c/o Nicole Guadagnoli  
**Owner(s):** First Gulf Business Park Inc.  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, October 3, at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose and Effect of the Application:**

The purpose of the application is to request consent to re-establish separate properties arising from a merger of adjacent lots. The severed property has a frontage of approximately 114.85 metres (376.80 feet), a depth of approximately 230.06 metres (754.79 feet) and an area of approximately 26,170 square metres (6.47 acres). It is proposed that the properties municipally known as 535-547 Steeles Avenue East and 59 First Gulf Boulevard, each occupied by industrial and commercial buildings be re-established as individual properties.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:30 pm on Friday, September 29, 2023**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:30 pm on Friday, September 29, 2023** by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

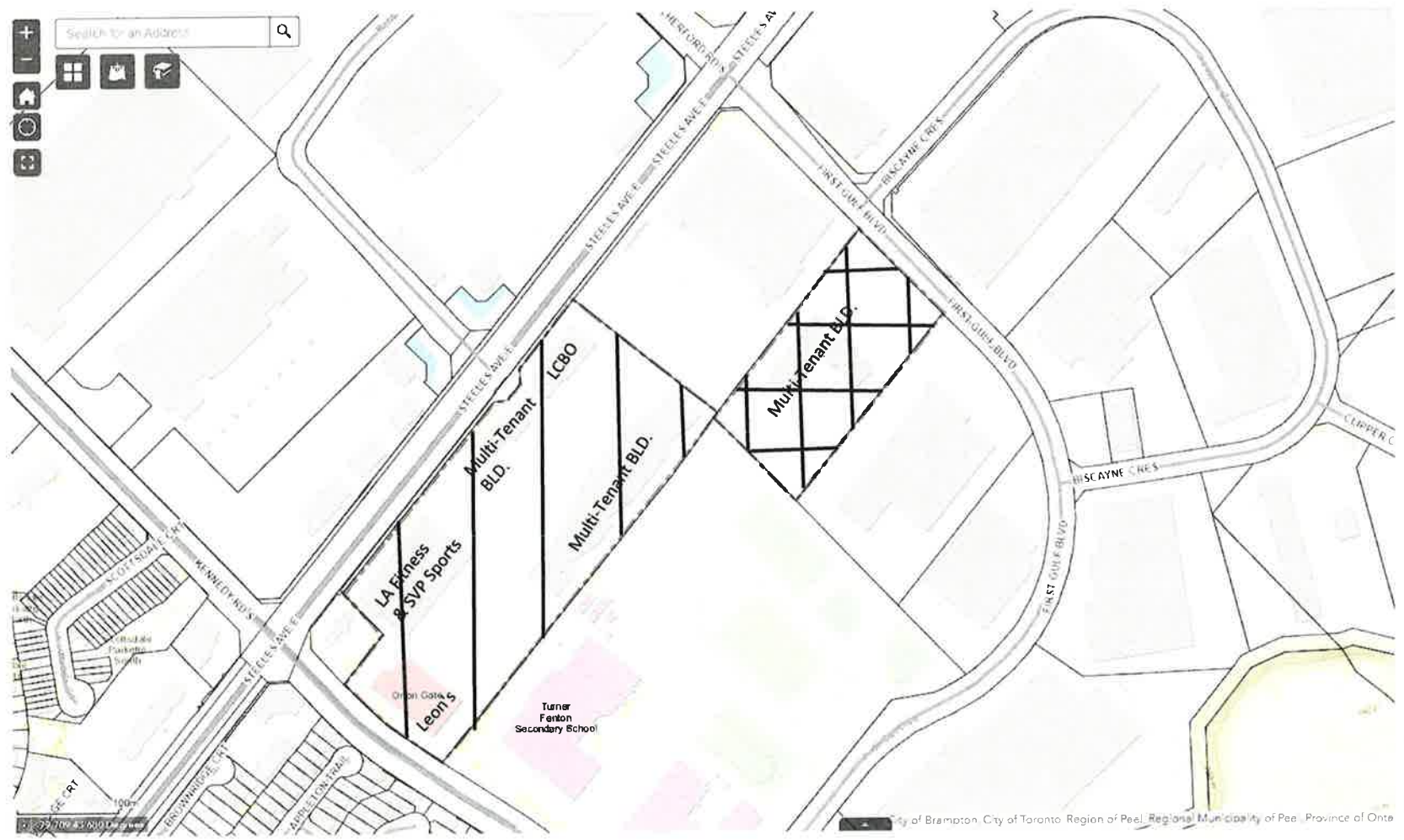
**Appeal Process:** If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 15 day of September, 2023

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.3858  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



**Consent to Sever Application**

535-547 Steeles Avenue East  
and 59 First Gulf Blvd.,  
Brampton, Ontario

**SKETCH PLAN**

**Legend**

**Retained Land**



535-547 Steeles Avenue East  
-Frontage: 351.15 m  
-Depth: 183.84 m  
-Area: 7.325 Hectares

**Severed Land**



59 First Gulf Boulevard  
-Frontage: 114.85 m  
-Depth: 230.06 m  
-Area: 2.617 Hectares

**Key Map**





APPLICATION NUMBER: B-2023-0024

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 First Gulf Business Park Inc.  
(print given and family names in full)

Address 351 King Street East, 13th Floor, Toronto, ON M5A 0L6

Phone # 416-491-7778 Fax # \_\_\_\_\_

Email \_\_\_\_\_

(b) Name of Authorized Agent First Gulf Corporation c/o Nicole Guadagnoli

Address 351 King Street East, 13th Floor, Toronto, ON M5A 0L6

Phone # 416-845-3002 Fax # \_\_\_\_\_

Email nguadagnoli@firstgulf.com

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

Specify: Consent to sever in order to recreate two parcels that merged upon repeal of the part lot control by-law

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.

No transfer is proposed. Two applications have been filed for each parcel such that two certificates can be issued and registered upon the respective parcels.

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

a) Name of Street Steeles Avenue East; and, First Gulf Blvd. Number 535-547; and, 59

b) Concession No. CON. 2 E.H.S. Lot(s) \_\_\_\_\_

c) Registered Plan No. 43M-947 Lot(s) Part of BLKS 1 & 7

d) Reference Plan No. 43R-21446, 43R-17710 Lot(s) Part of BLKS 1 & 7

e) Assessment Roll No. 10-14-0-118-00215-0000 & 10-14-0-118-00440-0000 Geographic or Former Township Toronto

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

Yes ☒ No ☐

Specify: Severed Lands: easement over Part 4, Plan 43R-17225, as in instrument no. RO552895

Retained Lands: PCL BLK 1-4, SEC 43M947; PT BLK 1, PLAN 43M947, DES AS PTS 1 TO 52, 43R21446, T/W PT LT 15, CON 2 EAST OF HURONTARIO ST, PT 4, 43R17225 AS IN RO552895; S/T PTS 26, 33 & 36, 43R21446 & A TEMPORARY EASEMENT OVER PTS 37, 52, 43R21446 AS IN LT1378099; T/W (1) PT BLK 1, PL 43M947, PTS 21, 22, 23, 24, 25, 26, 29 & 30, 43R19602 & (2) PT BLK 1, PL 43M947, PTS 14,17, 18, 21, 22, 23, 24, 26, 27, 29, & 30, 43R19602 AS IN LT1378100; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON, OVER PT BLK 1, PL 43M947, DES AS PTS 5,6,7,8,30,31,32,33,47, 48, 49 & 50, PL 43R21446, AS IN LT1873340; S/T EASE IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT BLK 1, PL 43M947 DES AS PTS 3, 13, 14, 15, 40, PL 43R21446 AS IN PR640016; SUBJECT TO AN EASEMENT AS IN RO755204; SUBJECT TO AN EASEMENT AS IN LT1105174; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 1 & 2, EXPROP.PL PR2111921 AS IN PR2111921; CITY OF BRAMPTON

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

a)

Frontage

114

Depth

230

Area

2.617 ha

b)

Existing Use

multi-tenanted industrial building

Proposed Use

no changes to the existing use

c)

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

(existing)

1

(proposed)

1

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):

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

a)

Frontage

351

Depth

183

Area

7.325

b)

Existing Use

multi-tenanted industrial plaza

Proposed Use

no changes to the existing use

c)

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

(existing)

5

(proposed)

5

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	<div>M1-2678</div>	<div>M4-2836</div>
Official Plans		
City of Brampton	<div>Business Corridor</div>	<div>Business Corridor</div>
Region of Peel	<div>Urban System</div>	<div>Urban System</div>

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 #

unknown

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	<u>                    </u>	<u>                    </u>
Zoning By-law Amendment	<u>                    </u>	<u>                    </u>
Minister's Zoning Order	<u>                    </u>	<u>                    </u>
Minor Variance	<u>                    </u>	<u>                    </u>
Validation of the Title	<u>                    </u>	<u>                    </u>
Approval of Power and Sale	<u>                    </u>	<u>                    </u>
Plan of Subdivision	<u>                    </u>	<u>                    </u>

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 2nd day of August, 2023.

Check box if applicable:

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

☐ I have the authority to bind the Corporation

#### DECLARATION

I, Nicole Guadagnoli of the Province of Ontario  
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 Province of Ontario  
this 2nd day of August, 2023

M Guadagnoli  
Signature of applicant/agent/authorized agent, etc.

Carol Lee Woffle  
Signature of a Commissioner, etc.

Carol Lee Woffle, a Commissioner, etc.,  
Province of Ontario, for First Gulf Corporation  
and its subsidiaries, associates and affiliates.  
Expires October 26, 2024.

#### 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.

[Signature]  
Zoning Officer

Sep 5 2023  
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, Elizabeth Wolfe for First Gulf Business Park Inc.

(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. First Gulf Corporation c/o Peter Nikolakakos and Nicole Guadagnoli

(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. First Gulf Corporation c/o Peter Nikolakakos and Nicole Guadagnoli

(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. First Gulf Corporation c/o Peter Nikolakakos and Nicole Guadagnoli

(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 1st day of August, 2023.

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

Elizabeth Wolfe for First Gulf Business Park Inc.

(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

LOCATION OF THE SUBJECT LAND: 535-547 Steeles Avenue East

I/We, Elizabeth Wolfe for First Gulf Business Park Inc.  
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 1st day of Aug 31, 2023.

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

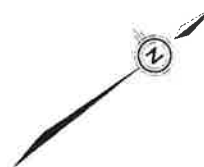
Elizabeth Wolfe for First Gulf Business Park Inc.  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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**



0m 0 2' 40m



PARTS 1 TO 52 BOTH INCLUSIVE - REMAINDER OF PAGES 1-1, SECTION 44M-947  
PARTS 4 AND 5 - "SUBJECT" TO EASEMENT IN N5T 175204  
PARTS 26, 33 AND 36 - "SUBJECT" TO EASEMENT IN N5T 175809  
PARTS 45, 48 AND 51 - "SUBJECT" TO EASEMENT IN N5T 1710874  
PART 27 AND 52 - "SUBJECT" TO TEMPORARY EASEMENT IN N5T 1737609  
PARTS 1 TO 52 BOTH INCLUSIVE - TOGETHER WITH A RIGHT OF WAY OVER PART OF LOT 15, CONGRESSIONAL 2 EAST OF HIGHTON ROAD STR  
SECTION 44M AS PART 4, PLAN 438-71225, AS IN N5T 502895 AND EASEMENT AS IN N5T 1737609

[illegible]

1. I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN  
CONFORMANCE WITH THE SURVEYS ACT, THE LAND  
TITLES ACT, AND THE REGULATIONS MADE THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE 11th DAY  
OF JANUARY, 1998

Jan 13 1976  
DATE

  
A. SKRANDZ  
ONTARIO LAND SURVEYOR

4201-32  
PROJECT





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Consent  
(Please read Instructions)

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(print given and family names in full)

Address 351 King Street East, 13th Floor, Toronto, ON M5A 0L6

Phone # 416-491-7778 Fax #

Email

(b) Name of Authorized Agent First Gulf Corporation c/o Nicole Guadagnoli

Address 351 King Street East, 13th Floor, Toronto, ON M5A 0L6

Phone # 416-845-3002 Fax #

Email nguadagnoli@firstgulf.com

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

Specify: Consent to sever in order to recreate two parcels that merged upon repeal of the part lot control by-law

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.

No transfer is proposed. Two applications have been filed for each parcel such that two certificates can be issued and registered upon the respective parcels

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

a) Name of Street Steeles Avenue East; and, First Gulf Blvd. Number 535-547; and, 59

b) Concession No. CON. 2 E.H.S. Lot(s)

c) Registered Plan No. 43M-947 Lot(s) Part of BLKS 1 & 7

d) Reference Plan No. 43R-21446, 43R-17710 Lot(s) Part of BLKS 1 & 7

e) Assessment Roll No. 10-14-0-118-00215-0000 & 10-14-0-118-00440-0000 Geographic or Former Township Toronto

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

Yes ☒ No ☐

Specify: Severed Lands: easement over Part 4, Plan 43R-17225, as in instrument no. RO552895

Retained Lands: PCL BLK 1-4, SEC 43M947; PT BLK 1, PLAN 43M947, DES AS PTS 1 TO 52, 43R21446, T/W PT LT 15, CON 2 EAST OF HURONTARIO ST, PT 4, 43R17225 AS IN RO552895; S/T PTS 26, 33 & 36, 43R21446 & A TEMPORARY EASEMENT OVER PTS 37, 52, 43R21446 AS IN LT1378099; T/W (1) PT BLK 1, PL 43M947, PTS 21, 22, 23, 24, 25, 26, 29 & 30, 43R19602 & (2) PT BLK 1, PL 43M947, PTS 14,17, 18, 21, 22, 23, 24, 26, 27, 29, & 30, 43R19602 AS IN LT1378100; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON, OVER PT BLK 1, PL 43M947, DES AS PTS 5,6,7,8,30,31,32,33,47, 48, 49 & 50, PL 43R21446, AS IN LT1873340; S/T EASE IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT BLK 1, PL 43M947 DES AS PTS 3, 13, 14, 15, 40, PL 43R21446 AS IN PR640016; SUBJECT TO AN EASEMENT AS IN RO755204; SUBJECT TO AN EASEMENT AS IN LT1105174; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 1 & 2, EXPROP.PL PR2111921 AS IN PR2111921; CITY OF BRAMPTON

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

a)

Frontage

114

Depth

230

Area

2.617 ha

b)

Existing Use

multi-tenanted industrial building

Proposed Use

no changes to the existing use

c)

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

(existing)

1

(proposed)

1

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):

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

a)

Frontage

351

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183

Area

7.325

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Existing Use

multi-tenanted industrial plaza

Proposed Use

no changes to the existing use

c)

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

(existing)

5

(proposed)

5



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

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

\_\_\_\_\_

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

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

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>M1-2678</u>	<u>M4-2836</u>
Official Plans		
City of Brampton	<u>Business Corridor</u>	<u>Business Corridor</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 # unknown 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	<hr/>	<hr/>
Zoning By-law Amendment	<hr/>	<hr/>
Minister's Zoning Order	<hr/>	<hr/>
Minor Variance	<hr/>	<hr/>
Validation of the Title	<hr/>	<hr/>
Approval of Power and Sale	<hr/>	<hr/>
Plan of Subdivision	<hr/>	<hr/>

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 2nd day of August, 2023.

Check box if applicable:

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

☐ I have the authority to bind the Corporation

#### DECLARATION

I, Nicole Guadagnoli of the Province of Ontario

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 Province of Ontario

this 2nd day of August, 2023

N. Guadagnoli  
Signature of applicant/solicitor/authorized agent, etc.

Carol Lee Waffle  
Signature of a Commissioner, etc.

Carol Lee Waffle, a Commissioner, etc.,  
Province of Ontario, for First Gulf Corporation  
and its subsidiaries, associates and affiliates.  
Expires October 26, 2024.

#### 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.

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Zoning Officer

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Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

Clara  
Sept 5, 2023

**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, Elizabeth Wolfe for First Gulf Business Park Inc.  
(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. First Gulf Corporation c/o Peter Nikolakakos and Nicole Guadagnoli ;  
(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. First Gulf Corporation c/o Peter Nikolakakos and Nicole Guadagnoli ;  
(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. First Gulf Corporation c/o Peter Nikolakakos and Nicole Guadagnoli ;  
(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 1st day of August, 2023.

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

Elizabeth Wolfe for First Gulf Business Park Inc.  
(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

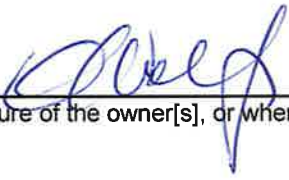
LOCATION OF THE SUBJECT LAND: 535-547 Steeles Avenue East

I/We, Elizabeth Wolfe for First Gulf Business Park Inc.

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 1st day of August, 2023.

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

Elizabeth Wolfe for First Gulf Business Park Inc.

(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**



August 31, 2023

**Committee of Adjustment**

City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**RE: 535-547 Steeles Avenue East (PIN 143000003) & 59 First Gulf Boulevard (PIN 143000169)**  
**Application for Consent to Sever**

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Dear Committee of Adjustment,

First Gulf Business Park Inc. is the registered owner (the "Owner") of the properties ("Properties") municipally recognized as 535-547 Steeles Avenue East and 59 First Gulf Boulevard. From a business perspective, the Owner is requesting to sever 59 First Gulf Boulevard from 535-547 Steeles Avenue East to facilitate the potential sale of 59 First Gulf Boulevard. As a result, individual Certificate of Officials are required to separate the Properties and to establish the revised property boundaries for the future Agreement of Purchase and Sales. For the benefit of the Committee, the Properties currently have separate municipal addresses and parcel identifier numbers (PINs) at the land registry office, and each have respective boundary surveys registered on each title.

Neither of the Properties comprise of a whole of a lot or block on a registered plan of subdivision. In the past, a by-law exempting the operation of the part lot control provisions of the Planning Act of Ontario was in effect; however, this by-law has been repealed causing the titles of the lands to subsequently merge. For reference purposes, please refer to Part 50 on Plan 43R-21446 to demonstrate how the Properties are connected.

The Properties have access onto existing public highway/streets being, Steeles Avenue East and First Gulf Boulevard and, are serviced by water and sanitary sewers. By separating the Properties, adequate frontages remain along Steeles Avenue East and First Gulf Boulevard, and each Property will continue to utilize their separate entrances. Considering the above, there will be no adverse impacts to the adjacent parcels as the Properties will continue to function as-is and the only change will be noticed on-title.

Should the Committee approve the application, we respectfully request that a new reference plan not be a condition of approval and that the existing registered reference plans 43R-17710 and 43R21446 be used to create the certificates for 535-547 Steeles Avenue East and 59 First Gulf Boulevard respectively.

In support of the request, please find enclosed the following materials:

- A signed application form
- A sketch of the Properties
- Plan 43R-21446
- Plan 43R-17710
- A letter prepared by our legal counsel, Aird & Berlis LLP, dated August 30, 2023, to discuss the application

p 416.491.7778  
e info@firstgulf.com

We understand the application fee is required following the pre-screening of the applications. Please confirm if the application is acceptable and we will proceed to provide the application fee.

Please do not hesitate to contact me should you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "N. Guadagnoli".

Nicole Guadagnoli

**Senior Development Manager**

**T:** (416) 773-7134 **C:** (416) 845-3002

351 King Street East, 13th Floor

Toronto, ON, Canada M5A 0L6

August 30, 2023

Committee of Adjustments  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Attention: Ms. Jeanie Myers

Dear Ms. Myers:

**Re: Severance Applications - 535-547 Steeles Avenue East, Brampton, ON and  
59 First Gulf Boulevard, Brampton, ON**

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We are the solicitors for First Gulf Business Park Inc. (the "**Applicant**"), the registered owner of the properties municipally known as 535-547 Steeles Avenue East, Brampton, ON (the "**Steeles Property**") and 59 First Gulf Boulevard, Brampton, ON (the "**First Gulf Property**").

Further to your email to our client of August 9, 2023 in response to our client's Applications of July 27, 2023, we wish to advise as follows:

1. The Steeles Property and the First Gulf Property have merged given they abut one another and are both owned by the Applicant - therefore a consent of the Committee of Adjustments is necessary in order to convey or otherwise deal with either of the two properties;
2. The Applicant is pleased to proceed with only one application for the First Gulf Property but does hereby request a certificate for the retained lands (i.e. the Steeles Property). In this regard, we confirm that the Applicant does not own any other lands abutting either the First Gulf Property or the Steeles Property;
3. The legal descriptions of the severed lands (i.e. the First Gulf Property) is set out on Schedule A-1 and the legal description of the retained lands (the Steeles Property) is set out on Schedule A-2.

Yours truly,

**AIRD & BERLIS LLP**



Leonard E. Baranek

LEB/lis

Encl.

**SCHEDULE A-1**  
**SEVERED LANDS – FIRST GULF PROPERTY**

Legal Description:

**PIN 14300-0169 (LT):**

PT BLK 7 PL 43M947 DES PT 1 PL 43R17710 BRAMPTON T/W PT LT 15 CON 2 EHS PT 4  
PL 43R17225 AS IN RO552895

AIRD BERLIS

**SCHEDULE A-2**

**RETAINED LANDS – STEELES PROPERTY**

Legal Description:

**PIN 14300-0003 (LT):**

PCL BLK 1-4, SEC 43M947; PT BLK 1, PLAN 43M947, DES AS PTS 1 TO 52, 43R21446. T/W PT LT 15, CON 2 EAST OF HURONTARIO ST, PT 4, 43R17225 AS IN RO552895; S/T PTS 26, 33 & 36, 43R21446 & A TEMPORARY EASEMENT OVER PTS 37, 52, 43R21446 AS IN LT1378099; T/W (1) PT BLK 1, PL 43M947, PTS 21, 22, 23, 24, 25, 26, 29 & 30, 43R19602 & (2) PT BLK 1, PL 43M947, PTS 14,17, 18, 21, 22, 23, 24, 26, 27, 29, & 30, 43R19602 AS IN LT1378100; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON, OVER PT BLK 1, PL 43M947, DES AS PTS 5,6,7,8,30,31,32,33,47, 48, 49 & 50, PL 43R21446, AS IN LT1873340; S/T EASE IN FAVOUR OF HYDRO ONE BRAMPTON NETWORKS INC. OVER PT BLK 1, PL 43M947 DES AS PTS 3, 13, 14, 15, 40, PL 43R21446 AS IN PR640016; SUBJECT TO AN EASEMENT AS IN RO755204; SUBJECT TO AN EASEMENT AS IN LT1105174; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 1 & 2, EXPROP.PL PR2111921 AS IN PR2111921; CITY OF BRAMPTON

AIRD BERLIS