

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

Application Number: B-2023-0020
Property Address: 35 WORTHINGTON AVENUE
Legal Description: PART OF BLOCK 114, PLAN 43M-1471
Agent: ZELINKA PRIAMO LTD. c/o HARRY FROUSSIOS
Owner(s): CABBAGE PATCH DEVELOPMENTS 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, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose and Effect of the Application:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 6.35 hectares (15.39 acres); together with easements for access (ingress/egress/internal driveway connections), servicing (water/storm/sanitary/gas) and overland flow for both the proposed severed and retained lands. The proposed severed parcel has a frontage of approximately 52.5 metres (172.24 feet), a depth of approximately 304.6 metres (1000 feet) and an area of approximately 5.24 hectares (12.94 acres). It is proposed that the severed parcel (Site A) be conveyed as a separate parcel for commercial purposes.

Participate in the Meeting:

- Send an email with your written comments to 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 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, 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 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.

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



Zelinka Priamo Ltd.

LAND USE PLANNERS

August 15, 2023

Committee of Adjustment
City of Brampton
2 Wellington Street – 1st Floor
Brampton, ON
L6Y 5S5

Attention: Ms. Jeanie Myers, Secretary-Treasurer

Dear Ms. Myers:

Re: Application for Consent to Sever (B-2023-0020)
Cabbage Patch Developments Inc./Loblaw Companies Limited
35 Worthington Avenue
Brampton, ON

Our File: LPL/BRM/22-01

Further to our request to defer consideration of the above-noted application during the August 1st meeting of the Committee of Adjustment, Zelinka Priamo Ltd. is pleased to provide the following information in support of an amendment to the Consent Application, on behalf of Cabbage Patch Developments Inc. (“Cabbage Patch”) and Loblaw Companies Limited (“Loblaw”).

The original application for consent, filed on July 4, 2023 (the “Original Application”), was made for the purpose of severing lands owned by Cabbage Patch in order to facilitate the sale of the part of the property containing an existing food store, garden centre and gas bar, to Loblaw. Consent was also sought to establish reciprocal easements for existing access roads and entrances, services, and overland flow.

The Original Application refers to the following lands:

- (1) Site A (+/- 12.96 acres), being the lands to be conveyed to Loblaw; and,
- (2) Site B (+/- 2.73 acres) and Site B.1 (+/- 9.66 acres), being the lands which will continue to be owned by Cabbage Patch,

In the Original Application, “Site B” was described as land to be severed and consolidated with Site B.1, while Site A was described as the retained lands. Upon further investigation and discussion with the City’s legal department, it was determined that these descriptions require amendment in order to achieve the objectives of the Original Application, namely to support the conveyance of Site A to Loblaw and the creation of required reciprocal easements.

20 Maud Street, Suite 305
Toronto, ON M5V 2M5
Tel: 416-622-6064 Fax: 416-622-3463
Email: zp@zpplan.com Website: www.zpplan.com

We are therefore writing to request amendments to the Original Application in order to:

- (1) Describe the lands to be conveyed to Loblaw (Site A) as the “Severed Lands;”
- (2) Describe the remaining Cabbage Patch holdings (both Site B and B.1) as the “Retained Lands;” and,
- (3) Expressly request that a certificate be given for the “Retained Lands”, as contemplated in Subsection 53(42.1)(a) of the *Planning Act, R.S.O. 1990, c.P.13*.

Please refer to the revised concept severance sketch copied in Figure 1 below as well as the revised sketches included in Attachment “A” to this correspondence. We note that the amended sketch, including the location and dimensions of the hatched line delineating the parcel of land to be conveyed to Loblaw (Site A), the areas and dimensions of Site A, B and B.1, parking counts and other particulars remain substantially the same as those identified on the sketch included in the Notice of Application served and posted in advance of the August 1st, Committee of Adjustment hearing. Table 1 below provides the amended descriptions and dimensions for both the severed and retained lands.

Figure 1 – Revised Consent Sketch

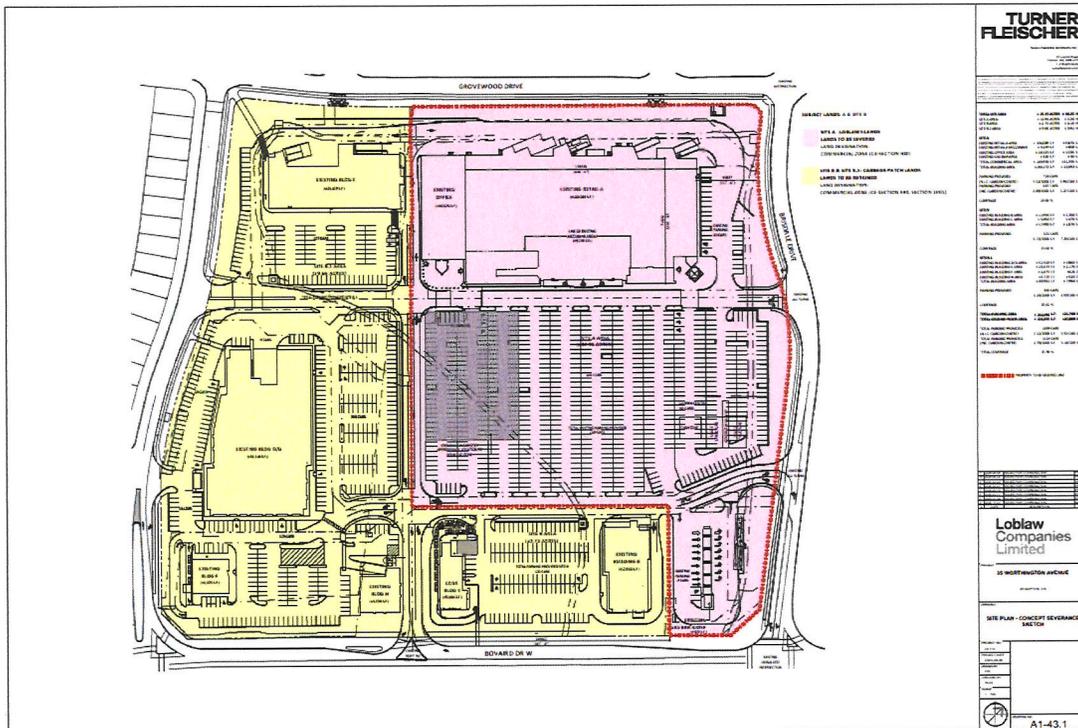


Table 1 – Description of Lands to be Severed and Retained (in metric units)

| | Severed Lands (Site A) | Retained Lands (Site B & B.1) |
|---|--|-------------------------------|
| Frontage | 52.5 m | 294.3 m |
| Depth | 304.6 m | 304.5 m |
| Area | +/- 5.24 ha (12.94 acres) | +/- 5.01 ha (12.38 acres) |
| Existing/Proposed Use | Commercial Retail | Commercial Retail |
| Number and Use of Buildings (existing/proposed) | 1 Commercial Building + associated Garden Centre and Gas Bar | 6 Commercial Buildings |

In addition to the above described amendments to the Original Application, we have prepared more detailed descriptions of the reciprocal easements for which consent is being sought and which were previously identified on the easement plan filed with the Original Application. These descriptions are contained in Attachment “B” and relate to parts enumerated on easement the sketch included in Attachment “C” to this correspondence.

As set out in in the Staff Report previously filed with the Committee of Adjustment following the review of the Original Application, the proposed severance meets the requirements of the Zoning By-law as well as the criteria contained in Section 51(24) of the *Planning Act*. The size and frontage of the resulting land holdings (being Site A and Site B & B.1) remain the same as do the available parking spaces. There are no proposed changes to the existing uses of the overall shopping centre. As a result, no further analysis is required to support the requested amendment.

We trust that the above information is complete and provides sufficient support for the requested amendment such that the application, as amended, can be considered during the September 12th meeting of the Committee of Adjustment. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Principal Planner

cc: Cabbage Patch Developments Inc.
Loblaw Companies Limited
Emma Blanchard – BLG

ATTACHMENT "A"
REVISED SEVERANCE SKETCHES

TURNER FLEISCHER

Turner Fleischer Architects Inc.
 1000 Lakeshore Blvd. E.
 Suite 200
 Toronto, Ontario M3C 2K7
 Tel: (416) 461-2222
 Fax: (416) 461-2223
 www.turnerfleischer.com

| TOTAL SITE AREA | |
|-----------------|----------------|
| 420.00 ACRES | 4,982,500 S.F. |
| 11.20 ACRES | 1,284,000 S.F. |
| 2.70 ACRES | 31,200 S.F. |
| 1.90 ACRES | 2,190,000 S.F. |

| SITE A | |
|--------------------------|-------------|
| EXISTING BLDG A AREA | 11,200 S.F. |
| EXISTING BLDG B AREA | 1,200 S.F. |
| EXISTING OFFICE AREA | 1,500 S.F. |
| EXISTING GARAGE AREA | 1,200 S.F. |
| TOTAL EXISTING BLDG AREA | 15,100 S.F. |
| TOTAL BUILDING AREA | 15,100 S.F. |

| PARKING PROVIDED | |
|-----------------------|----------------|
| 720 CARS | 5,040,000 S.F. |
| PARKING PROVIDED | 6,000 S.F. |
| INC. LANDSCAPE CENTER | 4,800,000 S.F. |
| TOTAL | 5,070,000 S.F. |

| CONTRACT | |
|----------|----------------|
| 21.00 % | 1,069,200 S.F. |

| SITE B | |
|--------------------------|-------------|
| EXISTING BLDG C AREA | 11,200 S.F. |
| EXISTING BLDG D AREA | 1,200 S.F. |
| EXISTING BLDG E AREA | 1,500 S.F. |
| EXISTING BLDG F AREA | 1,200 S.F. |
| EXISTING BLDG G AREA | 1,200 S.F. |
| TOTAL EXISTING BLDG AREA | 16,300 S.F. |
| TOTAL BUILDING AREA | 16,300 S.F. |

| PARKING PROVIDED | |
|-----------------------|----------------|
| 300 CARS | 4,200,000 S.F. |
| PARKING PROVIDED | 6,000 S.F. |
| INC. LANDSCAPE CENTER | 4,800,000 S.F. |
| TOTAL | 5,070,000 S.F. |

| CONTRACT | |
|----------|----------------|
| 22.00 % | 1,115,400 S.F. |

| TOTAL BUILDING AREA | |
|---------------------------|----------------|
| 31,400 S.F. | 362,700 S.F. |
| TOTAL BUILDING FLOOR AREA | 31,400 S.F. |
| TOTAL PARKING PROVIDED | 108,000 S.F. |
| PARKING PROVIDED | 5,070,000 S.F. |
| INC. LANDSCAPE CENTER | 11,200 S.F. |
| TOTAL | 5,070,000 S.F. |

| TOTAL CONTRACT | |
|----------------|----------------|
| 20.20 % | 1,006,000 S.F. |

PROPERTY TO BE SURVEYED

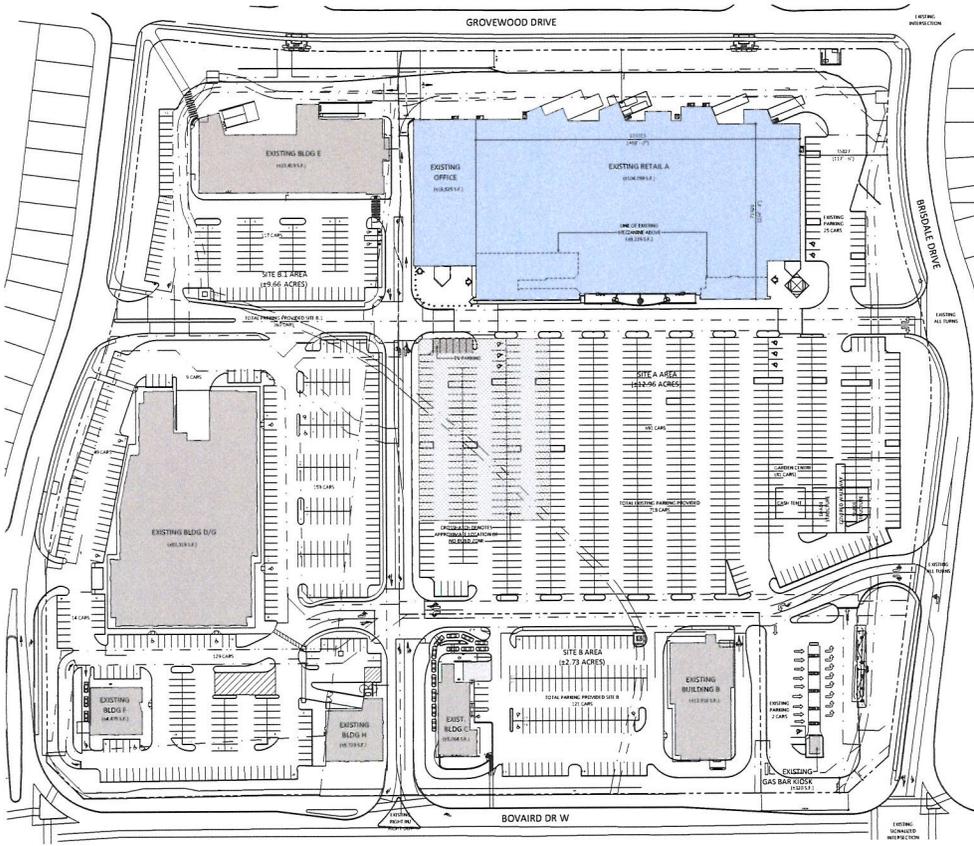


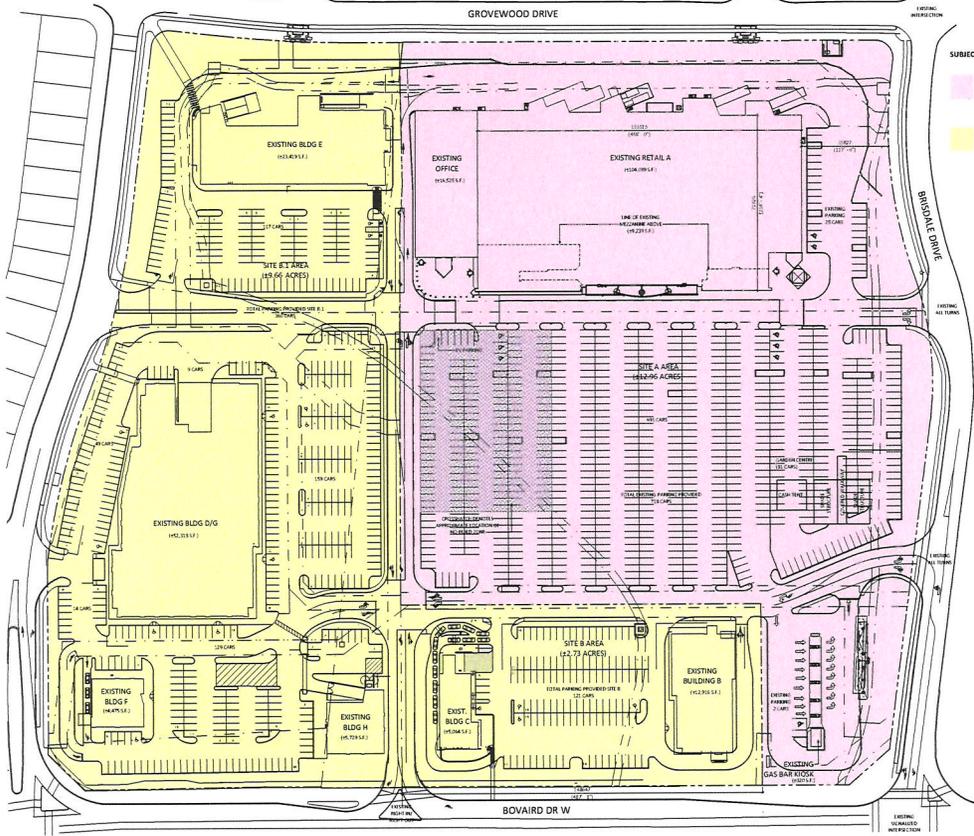
35 WORTHINGTON AVENUE
 MISSISSAUGA, ON

SITE PLAN - CONCEPT SEVERANCE SKETCH

| NO. | REVISION |
|-----|-------------------|
| 1 | ISSUED FOR PERMIT |
| 2 | ISSUED FOR PERMIT |
| 3 | ISSUED FOR PERMIT |
| 4 | ISSUED FOR PERMIT |
| 5 | ISSUED FOR PERMIT |
| 6 | ISSUED FOR PERMIT |
| 7 | ISSUED FOR PERMIT |
| 8 | ISSUED FOR PERMIT |
| 9 | ISSUED FOR PERMIT |
| 10 | ISSUED FOR PERMIT |

DATE: 10/15/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: A1-43





SUBJECT LANDS: A & SITE B

SITE A - LOBLAW'S LANDS
 LANDS TO BE SEVERED
 LAND DESIGNATION:
 COMMERCIAL ZONE (C3-SECTION 980)

SITE B & SITE L1 - CABBAGE PATCH LANDS
 LANDS TO BE RETAINED
 LAND DESIGNATION:
 COMMERCIAL ZONE (C3-SECTION 980, SECTION 1003)

TURNER FLEISCHER

Turner Fleischer Architects Inc.
 1000 University Ave.
 Toronto, ON M5G 1S7
 416-922-2222
 turnerfleischer.com

| Category | Area (sq. ft.) | Area (sq. m.) |
|--|----------------|---------------|
| TOTAL SITE AREA | 4,270,000 S.F. | 395,200 S.M. |
| SITE A AREA | 1,120,000 S.F. | 103,600 S.M. |
| SITE B AREA | 2,700,000 S.F. | 251,600 S.M. |
| SITE L1 AREA | 450,000 S.F. | 41,400 S.M. |
| SITE A - BUILDING AREA | 1,000,000 S.F. | 92,900 S.M. |
| SITE A - OFFICE AREA | 120,000 S.F. | 11,100 S.M. |
| SITE A - TOTAL AREA | 1,120,000 S.F. | 103,600 S.M. |
| SITE B - BUILDING AREA | 2,500,000 S.F. | 232,000 S.M. |
| SITE B - OFFICE AREA | 200,000 S.F. | 18,600 S.M. |
| SITE B - TOTAL AREA | 2,700,000 S.F. | 251,600 S.M. |
| SITE L1 - BUILDING AREA | 450,000 S.F. | 41,400 S.M. |
| SITE L1 - OFFICE AREA | 0 S.F. | 0 S.M. |
| SITE L1 - TOTAL AREA | 450,000 S.F. | 41,400 S.M. |
| PARKING PROVIDED | 750 CARS | |
| PARKING PROVIDED (INC. LANDS TO BE SEVERED) | 400 CARS | |
| COVERAGE | 20.0% | |
| SITE A - TOTAL BUILDING AREA | 1,120,000 S.F. | 103,600 S.M. |
| SITE A - TOTAL OFFICE AREA | 120,000 S.F. | 11,100 S.M. |
| SITE A - TOTAL PARKING PROVIDED | 120 CARS | |
| SITE A - TOTAL COVERAGE | 15.0% | |
| SITE B - TOTAL BUILDING AREA | 2,700,000 S.F. | 251,600 S.M. |
| SITE B - TOTAL OFFICE AREA | 200,000 S.F. | 18,600 S.M. |
| SITE B - TOTAL PARKING PROVIDED | 630 CARS | |
| SITE B - TOTAL COVERAGE | 15.0% | |
| SITE L1 - TOTAL BUILDING AREA | 450,000 S.F. | 41,400 S.M. |
| SITE L1 - TOTAL OFFICE AREA | 0 S.F. | 0 S.M. |
| SITE L1 - TOTAL PARKING PROVIDED | 120 CARS | |
| SITE L1 - TOTAL COVERAGE | 15.0% | |
| TOTAL BUILDING AREA | 4,270,000 S.F. | 395,200 S.M. |
| TOTAL OFFICE AREA | 320,000 S.F. | 29,700 S.M. |
| TOTAL PARKING PROVIDED | 1,500 CARS | |
| TOTAL COVERAGE | 20.0% | |

PROPERTY TO BE SEVERED LINE

| Item | Area (sq. ft.) | Area (sq. m.) |
|--------------|------------------|----------------|
| Site A | 1,120,000 | 103,600 |
| Site B | 2,700,000 | 251,600 |
| Site L1 | 450,000 | 41,400 |
| Total | 4,270,000 | 395,200 |

Loblaw Companies Limited

35 WORTHINGTON AVENUE
 WILLOWDALE, ON

SITE PLAN - CONCEPT SEVERANCE SKETCH

| Item | Area (sq. ft.) | Area (sq. m.) |
|--------------|------------------|----------------|
| Site A | 1,120,000 | 103,600 |
| Site B | 2,700,000 | 251,600 |
| Site L1 | 450,000 | 41,400 |
| Total | 4,270,000 | 395,200 |

ATTACHMENT "B"

RECIPROCAL EASEMENT DESCRIPTIONS

*Note: descriptions refer to parts on the Easement Sketch included Attachment "C" and will be finalized following the deposit of a reference plan.

Site A Severed Lands

Parts 9, 10, 12, 18, 19, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 53, 56, 57, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 114, 115, 116, 122, 157, 158, 159, 179, 184, and 185; generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 18, 19, 31, 32, 33, 35, 36, 38, 39, 42, 43, 56, 66, 68, 71, 74, 77, 80, 82, 83, 86, 87, 114, 115, 116, 122, 158, 184, 185 for the purpose of electricity infrastructure in favour of Site B & B1 Retained Lands generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 9, 18, 23, 24, 26, 43, 44, 56, 57, 70, 71, 72, 85, 86, 87, 179, 184, 185 for the purpose of access and egress over an access road in favour of Site B & B1 Retained Lands generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 18, 19, 24, 25, 27, 30, 31, 34, 35, 36, 39, 40, 57, 76, 77, 78, 82, 84, 85, 86, 157, 158, and 185 for the purpose of a Water main, Storm sewer and Sanitary sewer in favour of Site B & B1 Retained Lands generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 85, 86, 87, 179, 184, and 185 for the purpose of a private gas main in favour of Site B & B1 Retained Lands generally as shown on Schedule "C" Severance Sketch

Together with an easement over Parts 6, 7, 8, 13, 16, 21, 22, 47, 48, 49, 50, 52, 58, 59, 60, 62, 64, 88, 91, 92, 113, 119, 126, 127, 128, 131, 152, 177, 178, 180, 181, 182, 183 for the purpose of access and egress over an access road in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Together with an easement over Parts 55, 126, 127, 134, 163, 164, 165, 167, 169, 170, 172, 174, 175, 177, 178, 180, 181, 182, 183, and 186 for the purpose of a private gas main in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Together with and easement over Parts 1, 5, 6, 7, 17, 22, 46, 47, 49, 50, 54, 55, 61, 62, 63, 88, 89, 90, 91, 92, 94, 95, 97, 98, 102, 103, 104, 105, 110, 113, 118, 119, 121, 126, 127, 128, 129, 132, 133, 134, 137, 139, 142, 143, 144, 152, 156, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 174, 175, 177, 178, 182 for the purpose of a Watermain, Storm sewer and Sanitary sewer in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Together with an easement over Parts 6, 13, 16, 21, 22, 113, 117, 119, 120, 121, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 160, 161 for the purpose of overland flow in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Together with an easement over Parts 5, 15, 16, 45, 52, 54, 55, 64, 90, 91, 93, 97, 99, 102, 103, 106, 111, 119, 127, 134, 135, 154, 172, 173, 174, 183 for the purpose of electricity infrastructure in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Site B & B1 Retained Lands

Parts 1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 15, 16, 17, 20, 21, 22, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, 58, 59, 60, 61, 62, 63, 64, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 117, 118, 119, 120, 121, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183 and 186; generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 5, 15, 16, 45, 51, 52, 54, 55, 64, 90, 91, 93, 97, 99, 101, 102, 103, 106, 110, 111, 112, 119, 127, 134, 135, 154, 172, 173, 174, 183, and 186 for the purpose of electricity infrastructure in favour of Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 6, 7, 8, 13, 16, 21, 22, 47, 48, 49, 50, 52, 58, 59, 60, 62, 64, 88, 91, 92, 113, 119, 126, 127, 128, 131, 152, 177, 178, 180, 181, 182, 183 for the purpose of access and egress over an access road in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 55, 126, 127, 134, 163, 164, 165, 167, 169, 170, 172, 173, 174, 175, 177, 178, 180, 181, 182, and 183 for the purpose of a private gas main in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 1, 5, 6, 7, 17, 22, 46, 47, 49, 50, 54, 55, 61, 62, 63, 88, 89, 90, 91, 92, 94, 95, 97, 98, 102, 103, 104, 105, 110, 113, 118, 119, 121, 126, 127, 128, 129, 132, 133, 134, 137, 139, 142, 143, 144, 152, 156, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 174, 175, 177, 178, 182 and 186 for the purpose of a Watermain, Storm sewer and Sanitary sewer in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Subject to an easement over Parts 6, 13, 16, 21, 22, 113, 117, 119, 120, 121, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 160, 161 for the purpose of overland flow in favour of the Site A Severed Lands generally as shown on Schedule "C" Severance Sketch

Together with an easement over Parts 18, 19, 31, 32, 33, 35, 36, 38, 39, 42, 43, 56, 66, 68, 71, 74, 77, 80, 82, 83, 86, 87, 114, 115, 116, 122, 158, 184, 185 for the purpose of electricity infrastructure in favour of Site B & B1 Retained Lands generally as shown on Schedule "C" Severance Sketch

Together with an easement over Parts 9, 18, 23, 24, 26, 43, 44, 56, 57, 70, 71, 72, 85, 86, 87, 179, 184, 185 for the purpose of access and egress over an access road in favour of Site B & B1 Retained Lands generally as shown on Schedule "C" Severance Sketch

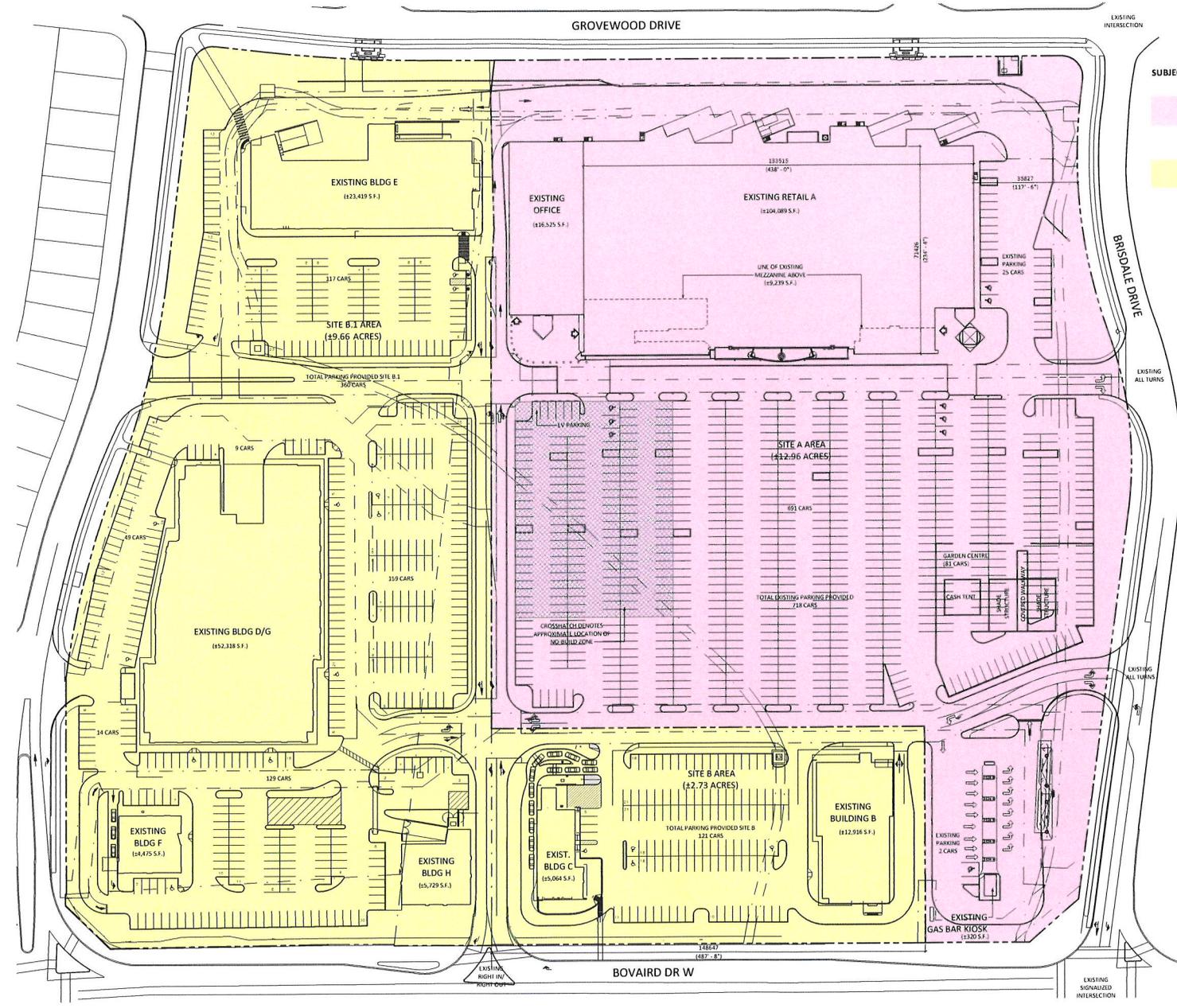
Together with an easement over Parts 18, 19, 24, 25, 27, 30, 31, 34, 35, 36, 39, 40, 57, 76, 77, 78, 82, 84, 85, 86, 157, 158, and 185 for the purpose of a Water main, Storm sewer and Sanitary sewer in favour of Site B & B1 Retained Lands generally as shown on Schedule "C" Severance Sketch

Together with an easement over Parts 85, 86, 87, 179, 184, and 185 for the purpose of a private gas main in favour of Site B & B1 Retained Lands generally as shown on Schedule "C" Severance Sketch

ATTACHMENT "C"

EASEMENT SKETCH

The drawings are not intended to be used for any purpose other than that for which they were prepared. The drawings are not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The drawings are not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The drawings are not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc.



SUBJECT LANDS: A & SITE B

SITE A : LOBLAWS LANDS
LANDS TO BE SEVERED
 LAND DESIGNATION:
 COMMERCIAL ZONE (C3-SECTION 980)

SITE B & SITE B.1: CABBAGE PATCH LANDS
LANDS TO BE RETAINED
 LAND DESIGNATION:
 COMMERCIAL ZONE (C3-SECTION 980, SECTION 1001)

| | | |
|--------------------------------|-----------------------|----------------------|
| TOTAL SITE AREA | ± 25.35 ACRES | ± 10.25 HA. |
| SITE A AREA | ± 12.96 ACRES | ± 5.24 HA. |
| SITE B AREA | ± 2.13 ACRES | ± 0.87 HA. |
| SITE B.1 AREA | ± 9.66 ACRES | ± 3.91 HA. |
| SITE A | | |
| EXISTING RETAIL A AREA | ± 104,089 S.F. | ± 9,670 S.M. |
| EXISTING RETAIL A MULLANINE | ± 9,238 S.F. | ± 858 S.M. |
| EXISTING OFFICE AREA | ± 116,525 S.F. | ± 1,055 S.M. |
| EXISTING GAS BAR AREA | ± 320 S.F. | ± 30 S.M. |
| TOTAL COMMERCIAL AREA | ± 220,152 S.F. | ± 20,073 S.M. |
| TOTAL BUILDING AREA | ± 130,173 S.F. | ± 12,093 S.M. |
| PARKING PROVIDED | 718 CARS | |
| (N.I.C. GARDEN CENTRE) | 5,52/1000 S.F. | 5.94/100 S.M. |
| PARKING PROVIDED | 831 CARS | |
| (INC. GARDEN CENTRE) | 4.89/1000 S.F. | 5.27/100 S.M. |
| COVERAGE | 23.06 % | |
| SITE B | | |
| EXISTING BUILDING B AREA | ± 12,916 S.F. | ± 1,200 S.M. |
| EXISTING BUILDING C AREA | ± 5,064 S.F. | ± 470 S.M. |
| TOTAL BUILDING AREA | ± 17,980 S.F. | ± 1,670 S.M. |
| PARKING PROVIDED | 121 CARS | |
| (N.I.C. GARDEN CENTRE) | 6.73/1000 S.F. | 7.29/100 S.M. |
| COVERAGE | 15.04 % | |
| SITE B.1 | | |
| EXISTING BUILDING D/G AREA | ± 52,318 S.F. | ± 4,860 S.M. |
| EXISTING BUILDING L AREA | ± 23,419 S.F. | ± 2,176 S.M. |
| EXISTING BUILDING F AREA | ± 4,475 S.F. | ± 416 S.M. |
| EXISTING BUILDING H AREA | ± 15,229 S.F. | ± 1,412 S.M. |
| TOTAL BUILDING AREA | ± 95,441 S.F. | ± 8,864 S.M. |
| PARKING PROVIDED | 360 CARS | |
| (N.I.C. GARDEN CENTRE) | 4.19/1000 S.F. | 4.50/100 S.M. |
| COVERAGE | 20.42 % | |
| TOTAL BUILDING AREA | ± 234,096 S.F. | ± 21,748 S.M. |
| TOTAL GROUND FLOOR AREA | ± 224,855 S.F. | ± 20,889 S.M. |
| TOTAL PARKING PROVIDED | 1199 CARS | |
| (N.I.C. GARDEN CENTRE) | 5.12/1000 S.F. | 5.51/100 S.M. |
| TOTAL PARKING PROVIDED | 1,118 CARS | |
| (INC. GARDEN CENTRE) | 4.78/1000 S.F. | 5.14/100 S.M. |
| TOTAL COVERAGE | 20.36 % | |

PROPERTY TO BE SEVERED LINE

| # | DATE | DESCRIPTION | BY |
|----|------------|-------------------------|-----|
| 11 | 2023-08-08 | ISSUED FOR COORDINATION | FPI |
| 10 | 2023-08-01 | ISSUED FOR COORDINATION | FPI |
| 9 | 2023-04-24 | ISSUED FOR COORDINATION | FPI |
| 8 | 2023-04-21 | ISSUED FOR COORDINATION | FPI |
| 7 | 2023-04-19 | ISSUED FOR COORDINATION | FPI |
| 6 | 2023-04-11 | ISSUED FOR COORDINATION | FPI |
| 5 | 2023-04-08 | ISSUED FOR COORDINATION | FPI |
| 4 | 2023-02-21 | ISSUED FOR COORDINATION | SCR |

Loblaw Companies Limited

PROJECT
35 WORTHINGTON AVENUE
 BRAMPTON, ON

SITE PLAN - CONCEPT SEVERANCE SKETCH

PROJECT NO
 08 110
 PROJECT DATE
 2023-08-08
 DRAWN BY
 FPI
 CHECKED BY
 RCH
 SCALE
 1 : 700

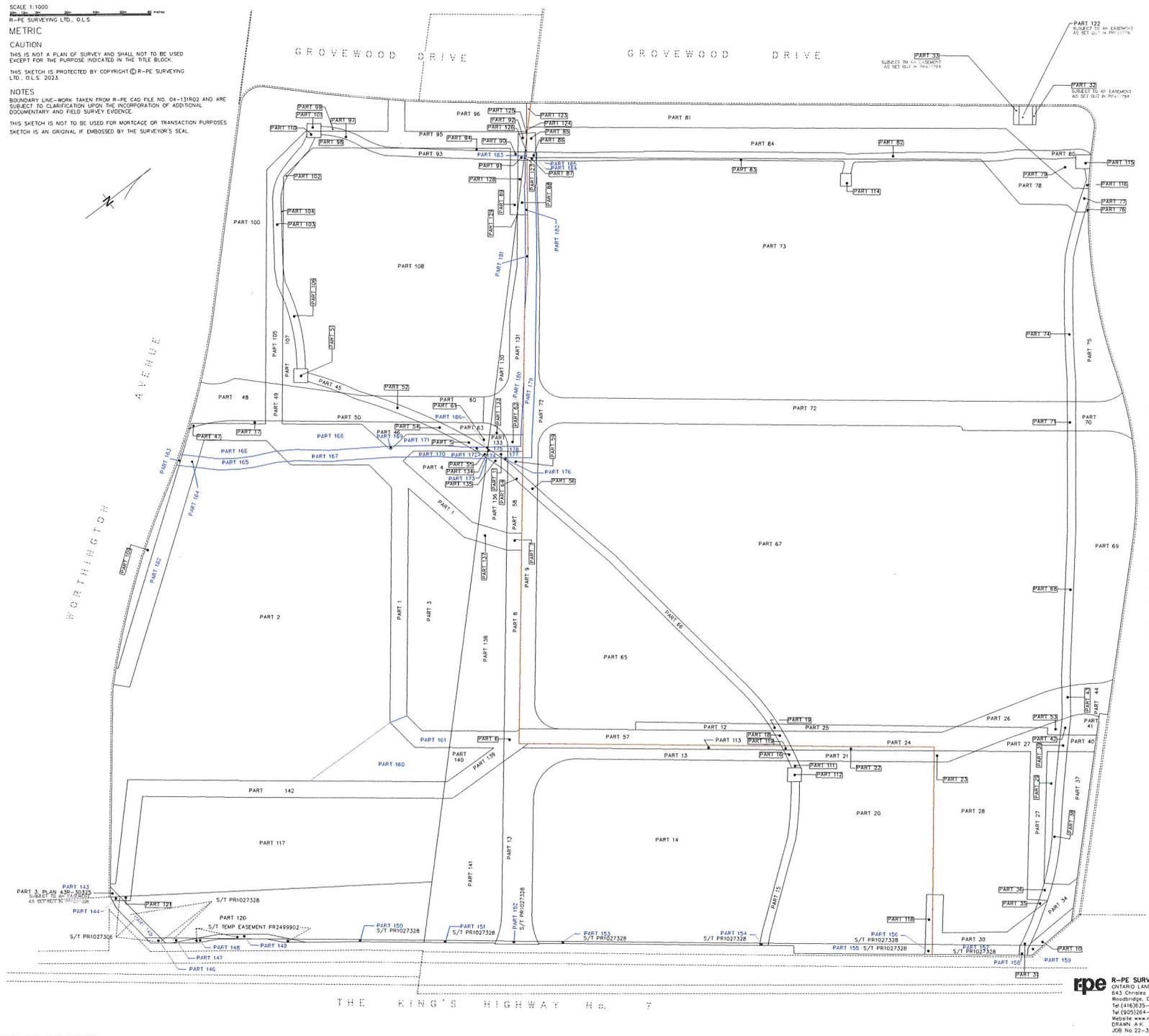
SKETCH FOR SEVERANCE APPLICATION

SCALE 1:1000
R-PE SURVEYING LTD., O.L.S.

METRIC

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS PROTECTED BY COPYRIGHT © R-PE SURVEYING LTD., O.L.S. 2023.

NOTES
BOUNDARY LINE WORK TAKEN FROM R-PE CAD FILE NO. 04-131003 AND ARE SUBJECT TO CLARIFICATION UPON THE INCORPORATION OF ADDITIONAL DOCUMENTARY AND FIELD SURVEY EVIDENCE.
THIS SKETCH IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL.





Zelinka Priamo Ltd.

LAND USE PLANNERS

July 4, 2023

B-2023-0020

Committee of Adjustment
City of Brampton
2 Wellington Street – 1st Floor
Brampton, ON
L6Y 5S5

Attention: Ms. Jeanie Myers, Secretary-Treasurer

Dear Ms. Myers:

Re: Application for Consent to Sever
Cabbage Patch Developments Inc./Loblaws Companies Limited
35 Worthington Avenue
Brampton, ON

Our File: LPL/BRM/22-01

Zelinka Priamo Ltd. is pleased to submit a Consent to Sever application for the above-noted lands ("subject lands"), on behalf of Cabbage Patch Developments Inc. ("Cabbage Patch") and Loblaw Companies Ltd. ("Loblaw").

BACKGROUND

The subject lands are located in the western area of the City of Brampton and are known municipally as 35 Worthington Avenue. The subject lands have a total area of 6.35 ha (15.69 ac) and are bordered by Springhurst Avenue to the North, Brisdale Drive to the East, and Bovaird Drive W to the South. The subject lands form part of a commercial shopping centre development that extends west to Worthington Avenue and includes two additional parcels of land immediately west of the subject lands, known municipally as 31 Worthington Avenue.

The subject lands and 31 Worthington Avenue are currently owned by Cabbage Patch, and are occupied by a total of 8 commercial retail buildings, including a supermarket (Fortinos) and gas bar operated by Loblaw.

The subject lands consist of the following legal description:

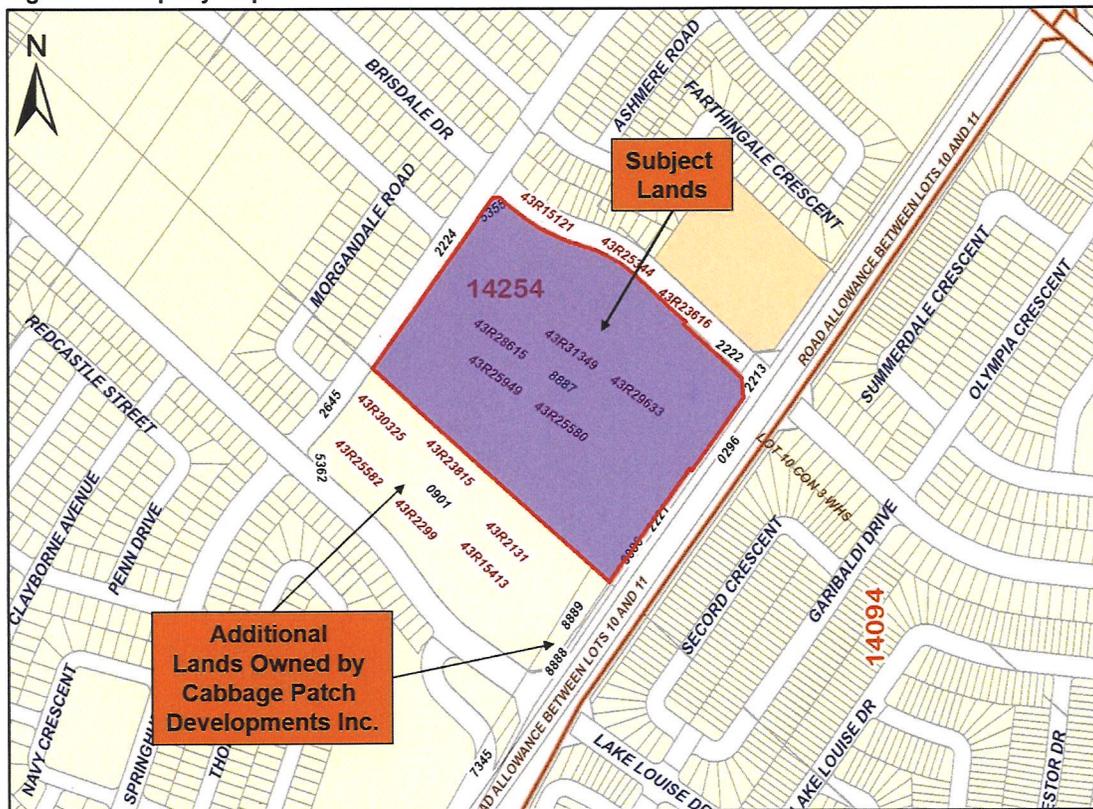
PIN: 14254-8887

PT BLK 114 PL 43M1471 EXCEPT PTS 1&2 43R29475, PTS 13-15 43R36972;
SUBJECT TO AN EASEMENT OVER PT 1 43R25580 AS IN PR137779; SUBJECT TO
AN EASEMENT OVER PTS 5&8 43R25949 AS IN PR417794; CITY OF BRAMPTON.

20 Maud Street, Suite 305
Toronto, ON M5V 2M5
Tel: 416-622-6064 Fax: 416-622-3463
Email: zp@zpplan.com Website: www.zpplan.com

The abutting lands owned by Cabbage Patch are identified as PINS 14524-8889 & 14524-0901. Figure 1 illustrates the current property configuration for the overall shopping centre development.

Figure 1 – Property Map



PROPOSED SEVERANCE

Cabbage Patch and Loblaw have entered into an Agreement that would allow Loblaw to purchase a 5.24 ha (12.96 ac) portion of the subject lands containing the supermarket and gas bar (see Figure 2 – Site A). The balance of the subject lands (Site B) would be consolidated with the abutting lands (Site B.1) to establish one parcel of land under the ownership of Cabbage Patch.

Figure 2 – Aerial View of Proposed Severance



There are no proposed changes to the existing uses of the overall shopping centre lands. Site A will provide 718 parking spaces (637 parking spaces when the seasonal Garden Centre is operating); Site B will provide 122 parking spaces, and Site B.1 will provide 477 parking spaces, for a total of 599 parking spaces to be retained following the combination of Site B and B.1.

In addition to the proposed severance, various easements will be required to be established in favour of both properties as follows to ensure the shopping centre continues to operate as a single entity:

- a. In favour of Site A (Loblaw Lands):
 - Access (ingress/egress/internal driveway connections)
 - Services (water/storm/sanitary/gas)
 - Overland flow
- b. In favour of Site B & B.1 (Cabbage Patch Lands):
 - Access (ingress/egress/internal driveway connections)
 - Services (water/storm/sanitary/gas)
 - Overland flow

The location and extent of the various easements are shown on the attached Proposed Easement Plan. In addition, a Reciprocal Operating Agreement will be established

between Cabbage Patch and Loblaw to outline the terms and conditions relating to the overall maintenance and operations of the shopping centre.

SUBMISSION REQUIREMENTS

Please find the following materials enclosed as part of the severance application:

- One (1) completed Consent Application form, including declarations;
- A cheque in the amount of \$4,391.00 for the Consent Application fee, made payable to the Treasurer, City of Brampton;
- One (1) copy of the Consent Sketch (colour format);
- One (1) copy of the Consent Sketch (b/w format);
- One (1) copy of the Site Plan;
- One (1) copy of the Proposed Easement Plan;
- One (1) copy of the parcel register for the subject lands (PIN 14254-8887); and
- One (1) copy of the parcel register for the abutting lands owned by Cabbage Patch Developments Inc. (PINS 14254-8889 & 14254-0901)

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

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Principal Planner

Attachments

cc: Cabbage Patch Developments Inc.
Loblaw Companies Limited
BLG

Flower City



brampton.ca

APPLICATION NUMBER: "B":2023-0020

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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** Cabbage Patch Developments Inc.
(print given and family names in full)
Address 351 King Street East, 13th Floor, Toronto ON, M5A 0L6

Phone# 416-773-7150 **Fax#** _____
Email _____

(b) **Name of Authorized Agent** Harry Froussios - Zelinka Priamo Ltd.
Address 318 Wellington Road, London, Ontario, 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: Severance of a portion of a lot (PIN 14254-8887), to be added to the abutting lands (PINS 14254-8889 & 14254-0901, together with various easements (see attached severance sketches)

3. **If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or li**
Loblaw Companies Limited (retained lands); severed lands to be consolidated with
PINS 14254-8889 & 14254-0901.

4. **Description of the subject land ("subject land" means the land to be severed and retained)**
a) **Name of Street** Worthington Avenue **Number** 35
b) **Concession No.** See cover letter for full description **Lot(s)** _____
c) **Registered Plan No.** M-1471 **Lot(s)** PT. BLK. 114
d) **Reference Plan No.** _____ **Lot(s)** _____
e) **Assessment Roll No.** 10-06-6-002-34660-0000 **Geographic or Former Township** _____

5. **Are there any easements or restrictive covenants affecting the subject lan**
Yes **No**
Specify: See attached easement sketch

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

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

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

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

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

| | <u>Land to be Severed</u> | <u>Land to be Retained</u> |
|------------------|---------------------------|----------------------------|
| Zoning By-Law | <u>C3-980</u> | <u>C3-980</u> |
| Official Plans | | |
| City of Brampton | <u>Neighbourhoods</u> | <u>Neighbourhoods</u> |
| Region of Peel | <u>Settlement Area</u> | <u>Settlement Area</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 July, 2023.



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
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 July, 2023.



Signature of applicant/solicitor/authorized agent, etc.



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

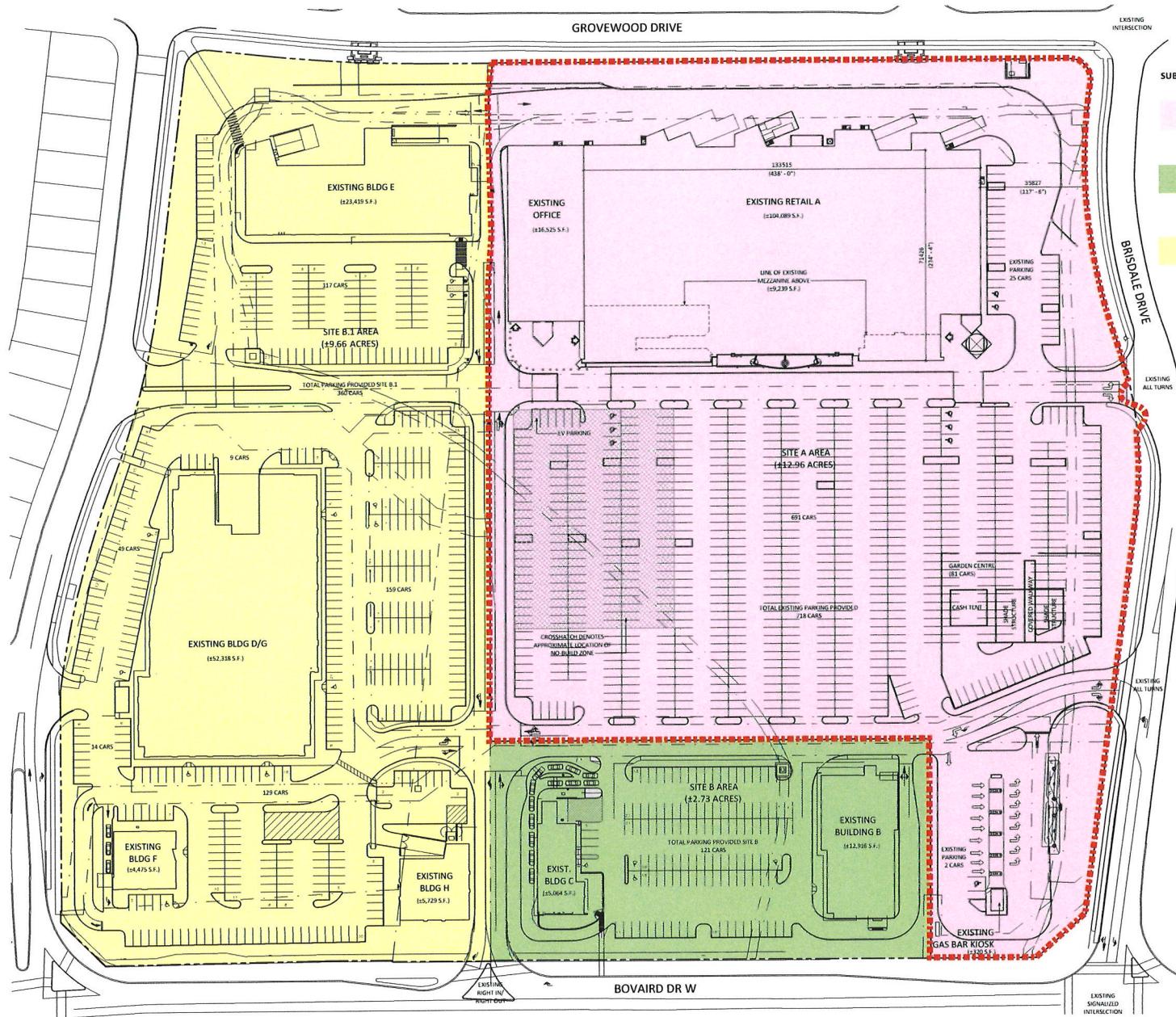
| FOR OFFICE USE ONLY - To Be Completed By the Zoning Division | |
|---|-------|
| This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist. | |
| _____ | _____ |
| Zoning Officer | Date |

DATE RECEIVED July 4, 2023

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leavelle Road
Toronto, ON M8B 2T6
T 416 425 2222
turnerfleischer.com

This drawing is prepared for the use of the client and is not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The client is responsible for the accuracy of the information provided and for obtaining all necessary permits and approvals. The client is also responsible for the accuracy of the information provided and for obtaining all necessary permits and approvals. The client is also responsible for the accuracy of the information provided and for obtaining all necessary permits and approvals.



- SUBJECT LANDS: A & SITE B**
- **SITE A:**
LANDS TO BE RETAINED
LAND DESIGNATION:
COMMERCIAL ZONE (C3-SECTION 980)
 - **SITE B:**
LANDS TO BE SEVERED AND ADDED TO SITE B.1
LAND DESIGNATION:
COMMERCIAL ZONE (C3-SECTION 980)
 - **SITE B.1:**
OTHER LANDS OWNED BY CURRENT OWNER OF SUBJECT LANDS
LAND DESIGNATION:
COMMERCIAL ZONE (C3-SECTION 1001)

| | | |
|-------------------------------|-----------------|---------------|
| TOTAL SITE AREA | ± 25.35 ACRES | ± 10.25 HA |
| SITE A AREA | ± 12.96 ACRES | ± 5.24 HA |
| SITE B AREA | ± 7.73 ACRES | ± 3.10 HA |
| SITE B.1 AREA | ± 5.66 ACRES | ± 2.30 HA |
| SITE A | | |
| EXISTING RETAIL A AREA | ± 104,089 S.F. | ± 9,670 S.M |
| EXISTING RETAIL A MEZZANINE | ± 9,239 S.F. | ± 858 S.M |
| EXISTING OFFICE AREA | ± 16,525 S.F. | ± 1,525 S.M |
| EXISTING GAS BAR AREA | ± 320 S.F. | ± 30 S.M |
| TOTAL COMMERCIAL AREA | ± 130,934 S.F. | ± 11,235 S.M |
| TOTAL BUILDING AREA | ± 130,125 S.F. | ± 11,095 S.M |
| PARKING PROVIDED | | |
| (INC. GARDEN CENTRE) | 5,527/1000 S.F. | 5.94/100 S.M |
| PARKING PROVIDED | 637 CARS | |
| (INC. GARDEN CENTRE) | 4,892/1000 S.F. | 5.27/100 S.M |
| COVERAGE | 23.06 % | |
| SITE B | | |
| EXISTING BUILDING B AREA | ± 12,706 S.F. | ± 1,200 S.M |
| EXISTING BUILDING C AREA | ± 5,506 S.F. | ± 470 S.M |
| TOTAL BUILDING AREA | ± 17,980 S.F. | ± 1,670 S.M |
| PARKING PROVIDED | | |
| | 121 CARS | |
| 6.73/1000 S.F. | 7.23/100 S.M | |
| COVERAGE | 15.04 % | |
| SITE B.1 | | |
| EXISTING BUILDING D/G AREA | ± 52,318 S.F. | ± 4,860 S.M |
| EXISTING BUILDING E AREA | ± 23,405 S.F. | ± 2,176 S.M |
| EXISTING BUILDING F AREA | ± 4,475 S.F. | ± 416 S.M |
| EXISTING BUILDING H AREA | ± 25,229 S.F. | ± 2,322 S.M |
| TOTAL BUILDING AREA | ± 85,541 S.F. | ± 7,984 S.M |
| PARKING PROVIDED | | |
| | 360 CARS | |
| 4.19/1000 S.F. | 4.50/100 S.M | |
| COVERAGE | 20.42 % | |
| TOTAL BUILDING AREA | ± 234,096 S.F. | ± 21,748 S.M |
| TOTAL GROUND FLOOR AREA | ± 234,865 S.F. | ± 220,889 S.M |
| TOTAL PARKING PROVIDED | | |
| (INC. GARDEN CENTRE) | 5,109 CARS | |
| TOTAL PARKING PROVIDED | 1118 CARS | |
| 4.78/1000 S.F. | 5.14/100 S.M | |
| TOTAL COVERAGE | 20.36 % | |

■■■■■■■■■■ PROPERTY TO BE RETAINED LINE

| | | |
|---------------|------------------------|-------------|
| 15 2023-05-20 | ISSUE FOR COORDINATION | FPI |
| 9 2023-04-24 | ISSUE FOR COORDINATION | FPI |
| 8 2023-03-21 | ISSUE FOR COORDINATION | FPI |
| 7 2023-04-18 | ISSUE FOR COORDINATION | FPI |
| 6 2023-04-11 | ISSUE FOR COORDINATION | FPI |
| 5 2023-04-04 | ISSUE FOR COORDINATION | FPI |
| 2022-03-01 | ISSUE FOR COORDINATION | NAV |
| # | DATE | DESCRIPTION |

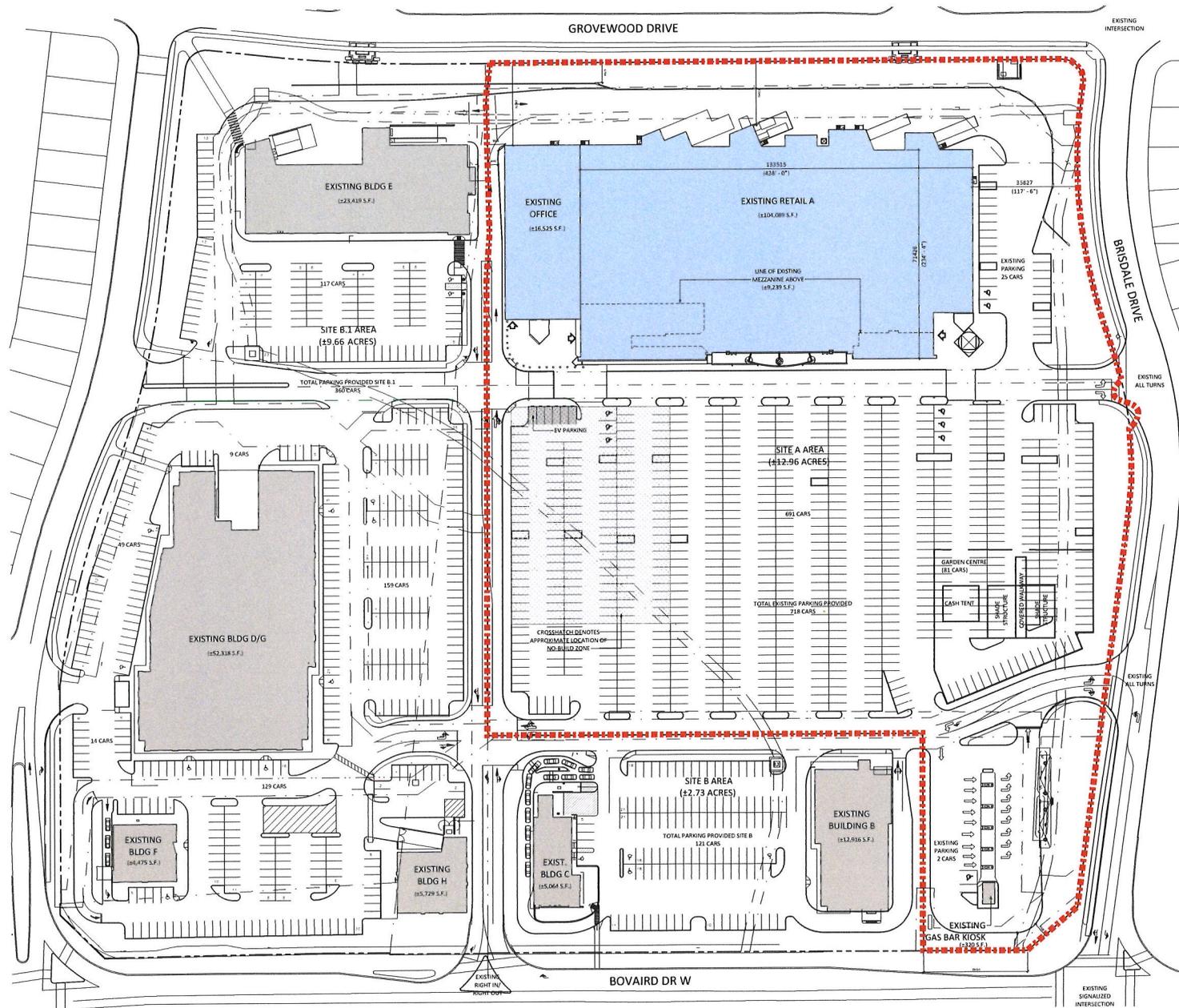
Loblaw Companies Limited

PROJECT
35 WORTHINGTON AVENUE
BRAMPTON, ON

DRAWING
SITE PLAN - CONCEPT SEVERANCE SKETCH

PROJECT NO
08 110
PROJECT DATE
2023-05-16
DRAWN BY
FPI
CHECKED BY
RCH
SCALE
1 : 700

DRAWING NO
A1-42.1



| Consent Application Submission | | |
|--|--------------|-------------|
| Area Information | Site A | Site B |
| Total GFA | 122,193 S.M. | 20,654 S.M. |
| Commercial Rental Units | 3 | 0 |
| Total Parking Provided | 718 CARS | 481 CARS |
| Parking Calculations | | |
| 15 Commercial Rental Units (1 Space/19.0 S.M. GFA) | 637 CARS | |
| 3 Commercial Rental Units (1 Space/23.0 S.M. GFA) | | 420 CARS |
| Total Parking Required (Site A + Site B) | | 1,057 CARS |
| Total Parking Provided (Site A + Site B) | | 1,199 CARS |

TURNER FLEISCHER

Turner Fleischer Architects Inc.
 67 Lepp Road
 Toronto, ON M3B 3T6
 T 416 425 2222
 turnerfleischer.com

| | | |
|-----------------------------|----------------|---------------|
| TOTAL SITE AREA | ± 25.35 ACRES | ± 10.25 HA. |
| SITE A AREA | ± 12.96 ACRES | ± 5.24 HA. |
| SITE B AREA | ± 2.73 ACRES | ± 1.10 HA. |
| SITE B.1 AREA | ± 9.66 ACRES | ± 3.93 HA. |
| SITE A | | |
| EXISTING RETAIL A AREA | ± 120,089 S.F. | ± 9,670 S.M. |
| EXISTING RETAIL A MEZZANINE | ± 9,239 S.F. | ± 858 S.M. |
| EXISTING OFFICE AREA | ± 18,525 S.F. | ± 1,525 S.M. |
| EXISTING GAS BAR AREA | ± 303 S.F. | ± 30 S.M. |
| TOTAL COMMERCIAL AREA | ± 120,934 S.F. | ± 11,235 S.M. |
| TOTAL BUILDING AREA | ± 130,173 S.F. | ± 12,093 S.M. |
| PARKING PROVIDED | 718 CARS | |
| (I.E. GARDEN CENTRE) | 552/1000 S.F. | 5.94/100 S.M. |
| PARKING PROVIDED | 637 CARS | |
| (I.E. GARDEN CENTRE) | 4.89/1000 S.F. | 5.27/100 S.M. |
| COVERAGE | | 23.06 % |
| SITE B | | |
| EXISTING BUILDING B AREA | ± 12,915 S.F. | ± 1,200 S.M. |
| EXISTING BUILDING C AREA | ± 5,064 S.F. | ± 470 S.M. |
| TOTAL BUILDING AREA | ± 17,980 S.F. | ± 1,670 S.M. |
| PARKING PROVIDED | 121 CARS | |
| (I.E. GARDEN CENTRE) | 6.73/1000 S.F. | 7.23/100 S.M. |
| COVERAGE | | 15.04 % |
| SITE B.1 | | |
| EXISTING BUILDING D/G AREA | ± 152,318 S.F. | ± 4,860 S.M. |
| EXISTING BUILDING E AREA | ± 23,419 S.F. | ± 2,176 S.M. |
| EXISTING BUILDING F AREA | ± 4,475 S.F. | ± 416 S.M. |
| EXISTING BUILDING H AREA | ± 15,729 S.F. | ± 1,532 S.M. |
| TOTAL BUILDING AREA | ± 185,941 S.F. | ± 7,984 S.M. |
| PARKING PROVIDED | 317 CARS | |
| (I.E. GARDEN CENTRE) | 4.19/1000 S.F. | 4.50/100 S.M. |
| COVERAGE | | 20.42 % |
| TOTAL BUILDING AREA | ± 234,794 S.F. | ± 21,748 S.M. |
| TOTAL GROUND FLOOR AREA | ± 234,855 S.F. | ± 20,889 S.M. |
| TOTAL PARKING PROVIDED | 1,199 CARS | |
| (I.E. GARDEN CENTRE) | 5.32/1000 S.F. | 5.55/100 S.M. |
| TOTAL PARKING PROVIDED | 1,118 CARS | |
| (I.E. GARDEN CENTRE) | 4.78/1000 S.F. | 5.14/100 S.M. |
| TOTAL COVERAGE | | 20.36 % |

■■■■■■■■■■ PROPERTY TO BE RETAINED LINE

| # | DATE | ISSUED FOR COORDINATION | BY |
|---|------------|-------------------------|-----|
| 1 | 2023-04-24 | ISSUED FOR COORDINATION | FPI |
| 2 | 2023-04-21 | ISSUED FOR COORDINATION | FPI |
| 3 | 2023-04-18 | ISSUED FOR COORDINATION | FPI |
| 4 | 2023-04-11 | ISSUED FOR COORDINATION | FPI |
| 5 | 2023-04-06 | ISSUED FOR COORDINATION | FPI |
| 6 | 2022-10-21 | ISSUED FOR COORDINATION | NAR |

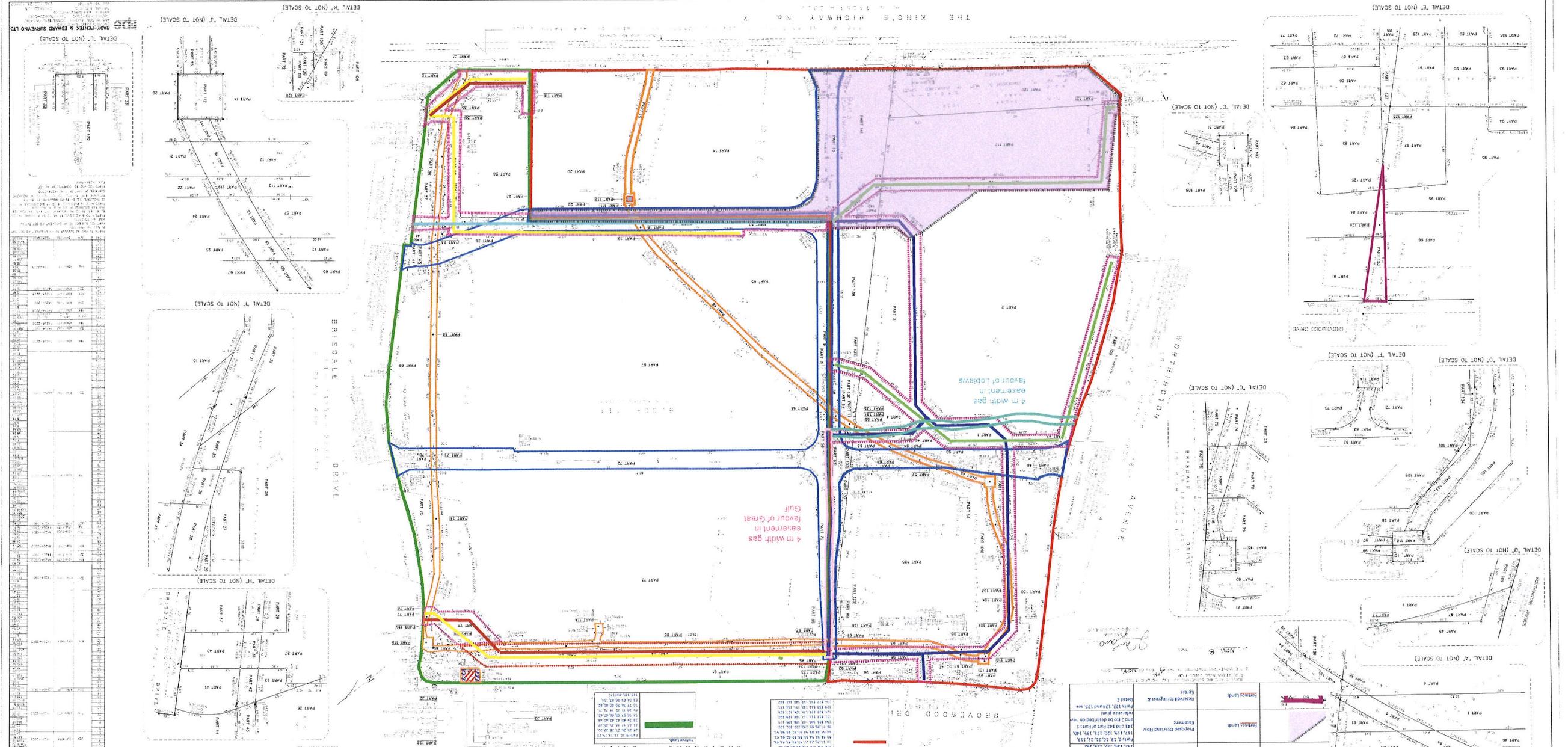
Loblaw Companies Limited

PROJECT
35 WORTHINGTON AVENUE
BRAMPTON ON

DRAWING
SITE PLAN - CONCEPT SEVERANCE SKETCH

| | |
|--------------|------------|
| PROJECT NO | 08 110 |
| PROJECT DATE | 2023-06-16 |
| DRAWN BY | FPI |
| CHECKED BY | RMH |
| SCALE | 1 : 700 |

DRAWING NO **A1-42**



PLAN 43R-2768
 M. Jackson
 11/11/11
 11/11/11

Legend

| | |
|------------------------------|---------------------------------|
| Proposed easements - Lobbaws | Proposed easements - Great Gulf |
| Proposed easements - Gas | Proposed easements - Sewer |
| Proposed easements - Water | Proposed easements - Stormwater |
| Proposed easements - Other | Proposed easements - Other |

Legend

| | |
|------------------------------|---------------------------------|
| Proposed easements - Lobbaws | Proposed easements - Great Gulf |
| Proposed easements - Gas | Proposed easements - Sewer |
| Proposed easements - Water | Proposed easements - Stormwater |
| Proposed easements - Other | Proposed easements - Other |

Legend

| | |
|------------------------------|---------------------------------|
| Proposed easements - Lobbaws | Proposed easements - Great Gulf |
| Proposed easements - Gas | Proposed easements - Sewer |
| Proposed easements - Water | Proposed easements - Stormwater |
| Proposed easements - Other | Proposed easements - Other |

Legend

| | |
|------------------------------|---------------------------------|
| Proposed easements - Lobbaws | Proposed easements - Great Gulf |
| Proposed easements - Gas | Proposed easements - Sewer |
| Proposed easements - Water | Proposed easements - Stormwater |
| Proposed easements - Other | Proposed easements - Other |

Legend

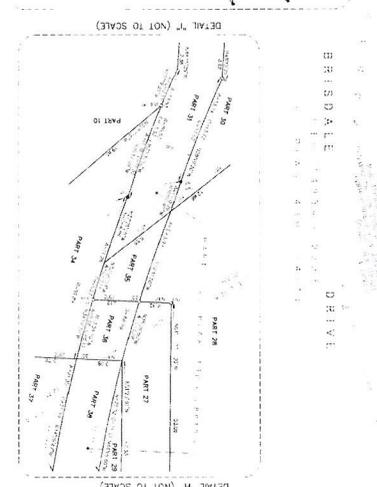
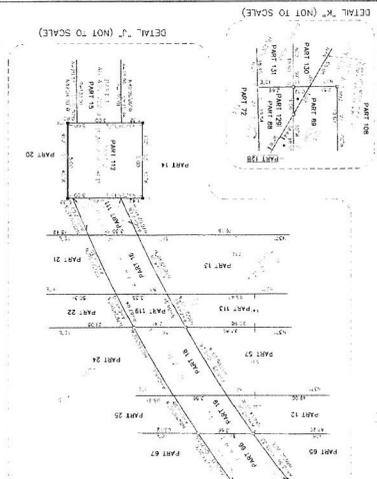
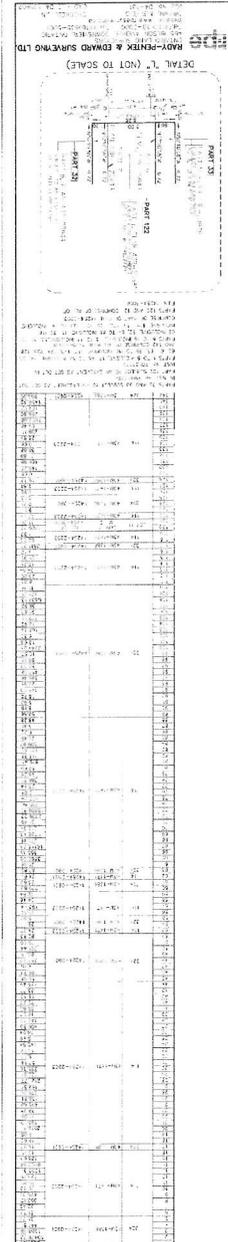
| | |
|------------------------------|---------------------------------|
| Proposed easements - Lobbaws | Proposed easements - Great Gulf |
| Proposed easements - Gas | Proposed easements - Sewer |
| Proposed easements - Water | Proposed easements - Stormwater |
| Proposed easements - Other | Proposed easements - Other |

Legend

| | |
|------------------------------|---------------------------------|
| Proposed easements - Lobbaws | Proposed easements - Great Gulf |
| Proposed easements - Gas | Proposed easements - Sewer |
| Proposed easements - Water | Proposed easements - Stormwater |
| Proposed easements - Other | Proposed easements - Other |

Legend

| | |
|------------------------------|---------------------------------|
| Proposed easements - Lobbaws | Proposed easements - Great Gulf |
| Proposed easements - Gas | Proposed easements - Sewer |
| Proposed easements - Water | Proposed easements - Stormwater |
| Proposed easements - Other | Proposed easements - Other |



LAND
 REGISTRY
 OFFICE #43

14254-8889 (LT)

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

PROPERTY DESCRIPTION: PT LT 11 CON 3 W HURONTARIO ST CHINGUACOUSY PT 1 43R24092 EXCEPT PTS 4,21,22,23&24 43R30325, PTS 4&5 EXPROPRIATION PL PR2499902, PTS 1-12 43R36972; STOPPED UP AND CLOSED BY BY-LAW 200-99 AS IN PR152048; SUBJECT TO AN EASEMENT AS IN PR2499902; SUBJECT TO AN EASEMENT AS IN PR1027306; SUBJECT TO AN EASEMENT AS IN PR1027328; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 DIVISION FROM 14254-8882

PIN CREATION DATE:
 2016/05/02

OWNERS' NAMES
 CABBAGE PATCH DEVELOPMENTS INC.

CAPACITY SHARE
 ROWN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|--|------------|-----------------|-------------|---|---------------------------------|-----------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** | | | | | | |
| **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: 1999/02/23 ** | | | | | | |
| 43R23933 | 1999/10/27 | PLAN REFERENCE | | | | C |
| 43R24092 | 2000/01/14 | PLAN REFERENCE | | | | C |
| PR152048 | 2001/10/12 | BYLAW | | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| REMARKS: TO STOP UP AND CLOSE AND AUTHORIZE THE SALE OF PART OF MT. PLEASANT ROAD DES AS PTS 1,2,5,6 & 7, 43R-24092. | | | | | | |
| PR177556 | 2001/12/07 | TRANSFER | \$2,875,720 | PENEX FLETCHER'S CREEK LTD. | CABBAGE PATCH DEVELOPMENTS INC. | C |
| PR316206 | 2002/09/19 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | LOBLAW PROPERTIES LIMITED | C |
| PR328839 | 2002/10/09 | APL (GENERAL) | | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| REMARKS: SITE PLAN AGREEMENT | | | | | | |
| PR500175 | 2003/09/08 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | THE TORONTO-DOMINION BANK | C |
| PR502522 | 2003/09/11 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | BANK OF MONTREAL | 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.

LAND
 REGISTRY
 OFFICE #43

14254-8889 (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 |
|-----------|------------|--|--------|--|--|-----------|
| PR502523 | 2003/09/11 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | LIQUOR CONTROL BOARD OF ONTARIO | C |
| PR651278 | 2004/06/04 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | LIQUOR CONTROL BOARD OF ONTARIO | C |
| 43R29633 | 2004/11/22 | PLAN REFERENCE | | | | C |
| 43R30325 | 2005/10/12 | PLAN REFERENCE | | | | C |
| PR949551 | 2005/10/25 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | MCDONALD'S RESTAURANTS OF CANADA LIMITED | C |
| PR1027306 | 2006/03/10 | TRANSFER EASEMENT | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | THE REGIONAL MUNICIPALITY OF PEEL | C |
| PR1027308 | 2006/03/10 | POSTPONEMENT REMARKS: PR316206 TO PR1027306 | | LOBLAW PROPERTIES LIMITED | THE REGIONAL MUNICIPALITY OF PEEL | C |
| PR1027310 | 2006/03/10 | POSTPONEMENT REMARKS: PR500175 TO PR1027306 | | THE TORONTO-DOMINION BANK | THE REGIONAL MUNICIPALITY OF PEEL | C |
| PR1027311 | 2006/03/10 | POSTPONEMENT REMARKS: PR502522 TO PR1027306 | | BANK OF MONTREAL | THE REGIONAL MUNICIPALITY OF PEEL | C |
| PR1027315 | 2006/03/10 | POSTPONEMENT REMARKS: PR651278 TO PR102306 | | LIQUOR CONTROL BOARD OF ONTARIO | THE REGIONAL MUNICIPALITY OF PEEL | C |
| PR1027316 | 2006/03/10 | POSTPONEMENT REMARKS: PR949551 TO PR1027306 | | MCDONALD'S RESTAURANTS OF CANADA LIMITED | THE REGIONAL MUNICIPALITY OF PEEL | C |
| PR1027328 | 2006/03/10 | TRANSFER EASEMENT | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | HYDRO ONE BRAMPTON NETWORKS INC. | C |
| PR1027330 | 2006/03/10 | POSTPONEMENT REMARKS: PR316206 TO PR1027328 | | LOBLAW PROPERTIES LIMITED | HYDRO ONE BRAMPTON NETWORKS INC. | C |
| PR1027332 | 2006/03/10 | POSTPONEMENT REMARKS: PR500175 TO PR1027328 | | THE TORONTO-DOMINION BANK | HYDRO ONE BRAMPTON NETWORKS INC. | C |
| PR1027333 | 2006/03/10 | POSTPONEMENT REMARKS: PR502522 & PR1027328 | | BANK OF MONTREAL | HYDRO ONE BRAMPTON NETWORKS INC. | C |
| PR1027334 | 2006/03/10 | POSTPONEMENT REMARKS: PR502523 TO PR1027328 | | LIQUOR CONTROL BOARD OF ONTARIO | HYDRO ONE NETWORKS INC. | C |
| PR1027337 | 2006/03/10 | POSTPONEMENT | | LIQUOR CONTROL BOARD OF ONTARIO | HYDRO ONE BRAMPTON NETWORKS INC. | C |

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LAND
 REGISTRY
 OFFICE #43

14254-8889 (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: PR651278 TO PR1027328 | | | | | |
| PR1027338 | 2006/03/10 | POSTPONEMENT | | MCDONALD'S RESTAURANTS OF CANADA LIMITED | HYDRO ONE BRAMPTON NETWORKS INC. | C | |
| | | REMARKS: PR949551 TO PR1027328 | | | | | |
| PR1027417 | 2006/03/10 | NOTICE | | THE REGIONAL MUNICIPALITY OF PEEL | | C | |
| PR1082047 | 2006/06/20 | NOTICE OF LEASE | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | BREWERS RETAIL INC. | C | |
| 43R31349 | 2007/02/21 | PLAN REFERENCE | | | | C | |
| PR2210618 | 2012/06/13 | NOTICE OF LEASE | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | LIQUOR CONTROL BOARD OF ONTARIO | C | |
| | | REMARKS: EXPIRES 2026/09/30 | | | | | |
| 43R35252 | 2013/05/09 | PLAN REFERENCE | | | | C | |
| PR2499902 | 2014/02/18 | PLAN EXPROPRIATION | | | THE CORPORATION OF THE CITY OF BRAMPTON | C | |
| | | REMARKS: PTS 4, 5, AS TO LANDS AND PTS 1, 2, 3, AS TO EASEMENT LANDS 1, 2, 3, 4, 5 | | | | | |
| PR3439106 | 2019/01/28 | APL (GENERAL) | | BANK OF MONTREAL | | C | |
| | | REMARKS: PR502522 | | | | | |
| PR3568775 | 2019/11/08 | NOTICE OF LEASE | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | MERIDIAN CREDIT UNION LIMITED | C | |
| PR4102358 | 2022/08/18 | CHARGE | \$27,000,000 | CABBAGE PATCH DEVELOPMENTS INC. | ADDENDA CAPITAL INC. | C | |
| PR4102359 | 2022/08/18 | NO ASSGN RENT GEN | | CABBAGE PATCH DEVELOPMENTS INC. | ADDENDA CAPITAL INC. | C | |
| | | REMARKS: PR4102358. | | | | | |

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LAND
 REGISTRY
 OFFICE #43

14254-0901 (LT)

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

PROPERTY DESCRIPTION: BLOCK 324, PLAN 43M1386, BRAMPTON. S/T EASEMENT IN GROSS OVER PT 3, 43R30325, AS IN PR1027306.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 ABSOLUTE

RECENTLY:
 SUBDIVISION FROM 14254-0576

PIN CREATION DATE:
 2000/04/12

OWNERS' NAMES
 CABBAGE PATCH DEVELOPMENTS INC.

CAPACITY SHARE
 BENO

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|--|------------|---|-------------|---|--|-----------|
| **EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN** **WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/04/12** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** | | | | | | |
| 43R2131 | 1974/06/06 | PLAN REFERENCE | | | | C |
| 43R2299 | 1974/07/25 | PLAN REFERENCE | | | | C |
| 43R15413 | 1988/02/16 | PLAN REFERENCE | | | | C |
| 43R23815 | 1999/08/31 | PLAN REFERENCE | | | | C |
| LT2062056 | 2000/04/06 | PLAN DOCUMENT | | MATTAMY (FLETCHER'S CREEK) LIMITED | | C |
| 43M1386 | 2000/04/06 | PLAN SUBDIVISION | | | | C |
| LT2086512 | 2000/06/19 | NOTICE AGREEMENT | | MATTAMY (FLETCHER'S CREEK) LIMITED | THE REGIONAL MUNICIPALITY OF PEEL THE CORPORATION OF THE CITY OF BRAMPTON | C |
| 43R25582 | 2001/08/24 | PLAN REFERENCE | | | | C |
| PR177556 | 2001/12/07 | TRANSFER | \$2,875,720 | PENEX FLETCHER'S CREEK LTD. | CABBAGE PATCH DEVELOPMENTS INC. | C |
| PR316206 | 2002/09/19 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | LOBLAW PROPERTIES LIMITED | C |
| PR328839 | 2002/10/09 | APL (GENERAL) REMARKS: SITE PLAN AGREEMENT | | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| PR500175 | 2003/09/08 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | THE TORONTO-DOMINION BANK | C |
| PR502522 | 2003/09/11 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | BANK OF MONTREAL | C |
| PR502523 | 2003/09/11 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | LIQUOR CONTROL BOARD OF ONTARIO | C |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
 REGISTRY
 OFFICE #43

14254-0901 (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 |
|-----------|------------|--------------------------------------|--------|--|--|-----------|
| PR514064 | 2003/09/30 | NOTICE OF LEASE | | PIZZA PIZZA LIMITED | CABBAGE PATCH DEVELOPMENTS INC. | C |
| 43R28615 | 2003/10/29 | PLAN REFERENCE | | | | C |
| PR651278 | 2004/06/04 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | LIQUOR CONTROL BOARD OF ONTARIO | C |
| 43R29633 | 2004/11/22 | PLAN REFERENCE | | | | C |
| PR888510 | 2005/07/18 | NOTICE | \$2 | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| | | REMARKS: AMENDS PR328839 | | | | |
| 43R30325 | 2005/10/12 | PLAN REFERENCE | | | | C |
| PR949551 | 2005/10/25 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | MCDONALD'S RESTAURANTS OF CANADA LIMITED | C |
| PR958953 | 2005/11/07 | NOTICE | \$2 | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| PR1027306 | 2006/03/10 | TRANSFER EASEMENT | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | THE REGIONAL MUNICIPALITY OF PEEL | C |
| PR1027308 | 2006/03/10 | POSTPONEMENT | | LOBLAW PROPERTIES LIMITED | THE REGIONAL MUNICIPALITY OF PEEL | C |
| | | REMARKS: PR316206 TO PR1027306 | | | | |
| PR1027310 | 2006/03/10 | POSTPONEMENT | | THE TORONTO-DOMINION BANK | THE REGIONAL MUNICIPALITY OF PEEL | C |
| | | REMARKS: PR500175 TO PR1027306 | | | | |
| PR1027311 | 2006/03/10 | POSTPONEMENT | | BANK OF MONTREAL | THE REGIONAL MUNICIPALITY OF PEEL | C |
| | | REMARKS: PR502522 TO PR1027306 | | | | |
| PR1027315 | 2006/03/10 | POSTPONEMENT | | LIQUOR CONTROL BOARD OF ONTARIO | THE REGIONAL MUNICIPALITY OF PEEL | C |
| | | REMARKS: PR651278 TO PR102306 | | | | |
| PR1027316 | 2006/03/10 | POSTPONEMENT | | MCDONALD'S RESTAURANTS OF CANADA LIMITED | THE REGIONAL MUNICIPALITY OF PEEL | C |
| | | REMARKS: PR949551 TO PR1027306 | | | | |
| PR1027317 | 2006/03/10 | POSTPONEMENT | | PIZZA PIZZA LIMITED | THE REGIONAL MUNICIPALITY OF PEEL | C |
| PR1027417 | 2006/03/10 | NOTICE | | THE REGIONAL MUNICIPALITY OF PEEL | | C |
| PR1082047 | 2006/06/20 | NOTICE OF LEASE | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | BREWERS RETAIL INC. | C |
| PR1082238 | 2006/06/21 | NO ASSG LESSOR INT | | CABBAGE PATCH DEVELOPMENTS INC. | THE MANUFACTURERS LIFE INSURANCE COMPANY | C |
| | | REMARKS: RE: PR1055046 AND PR1055047 | | | | |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
 REGISTRY
 OFFICE #43

14254-0901 (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 |
|-----------|------------|---|--------------|---|---------------------------------|---------------|
| 43R31349 | 2007/02/21 | PLAN REFERENCE | | | | C |
| PR1914972 | 2010/11/01 | NOTICE REMARKS: PR328839, PR888510, PR958953 | \$2 | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| PR2210618 | 2012/06/13 | NOTICE OF LEASE REMARKS: EXPIRES 2026/09/30 | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | LIQUOR CONTROL BOARD OF ONTARIO | C |
| PR2987361 | 2016/09/12 | NOTICE | \$2 | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| PR3439106 | 2019/01/28 | APL (GENERAL) REMARKS: PR502522 | | BANK OF MONTREAL | | C |
| PR3568775 | 2019/11/08 | NOTICE OF LEASE | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | MERIDIAN CREDIT UNION LIMITED | C |
| PR4102358 | 2022/08/18 | CHARGE | \$27,000,000 | CABBAGE PATCH DEVELOPMENTS INC. | ADDENDA CAPITAL INC. | C |
| PR4102359 | 2022/08/18 | NO ASSGN RENT GEN REMARKS: PR4102358. | | CABBAGE PATCH DEVELOPMENTS INC. | ADDENDA CAPITAL INC. | C |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
 REGISTRY
 OFFICE #43

14254-8887 (LT)

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

PROPERTY DESCRIPTION: PT BLK 114 PL 43M1471 EXCEPT PTS 1&2 43R29475, PTS 13-15 43R36972; SUBJECT TO AN EASEMENT OVER PT 1 43R25580 AS IN PR137779; SUBJECT TO AN EASEMENT OVER PTS 5&8 43R25949 AS IN PR417794; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 ABSOLUTE

RECENTLY:
 DIVISION FROM 14254-8154

PIN CREATION DATE:
 2016/05/02

OWNERS' NAMES
 CABBAGE PATCH DEVELOPMENTS INC.

CAPACITY SHARE

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|--|------------|-------------------------------------|--------|---|--|-----------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** | | | | | | |
| LT2102318 | 2000/07/26 | NOTICE AGREEMENT | | MORTON HOMES INC. | THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL | C |
| 43M1471 | 2001/07/30 | PLAN SUBDIVISION | | | | C |
| 43R25580 | 2001/08/24 | PLAN REFERENCE | | | | C |
| PR137777 | 2001/09/13 | NOTICE AGREEMENT | | MORTON HOMES INC. | THE CORPORATION OF THE CITY OF BRAMPTON | C |
| PR137779 | 2001/09/13 | TRANSFER EASEMENT | | MORTON HOMES INC. | BRAMPTON HYDRO NETWORKS INC. | C |
| 43R25949 | 2002/01/11 | PLAN REFERENCE | | | | C |
| PR284664 | 2002/07/26 | TRANSFER | | MORTON HOMES INC. | CABBAGE PATCH DEVELOPMENTS INC. | C |
| PR316206 | 2002/09/19 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | LOBLAW PROPERTIES LIMITED | C |
| PR328839 | 2002/10/09 | APL (GENERAL) | | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| | | <i>REMARKS: SITE PLAN AGREEMENT</i> | | | | |
| PR417794 | 2003/04/09 | TRANSFER EASEMENT | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | HYDRO ONE BRAMPTON NETWORKS INC. | C |
| PR502520 | 2003/09/11 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | THE TORONTO-DOMINION BANK | C |
| PR502522 | 2003/09/11 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | BANK OF MONTREAL | C |
| PR502523 | 2003/09/11 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | LIQUOR CONTROL BOARD OF ONTARIO | C |
| 43R28615 | 2003/10/29 | PLAN REFERENCE | | | | C |
| 43R29633 | 2004/11/22 | PLAN REFERENCE | | | | C |

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LAND
 REGISTRY
 OFFICE #43

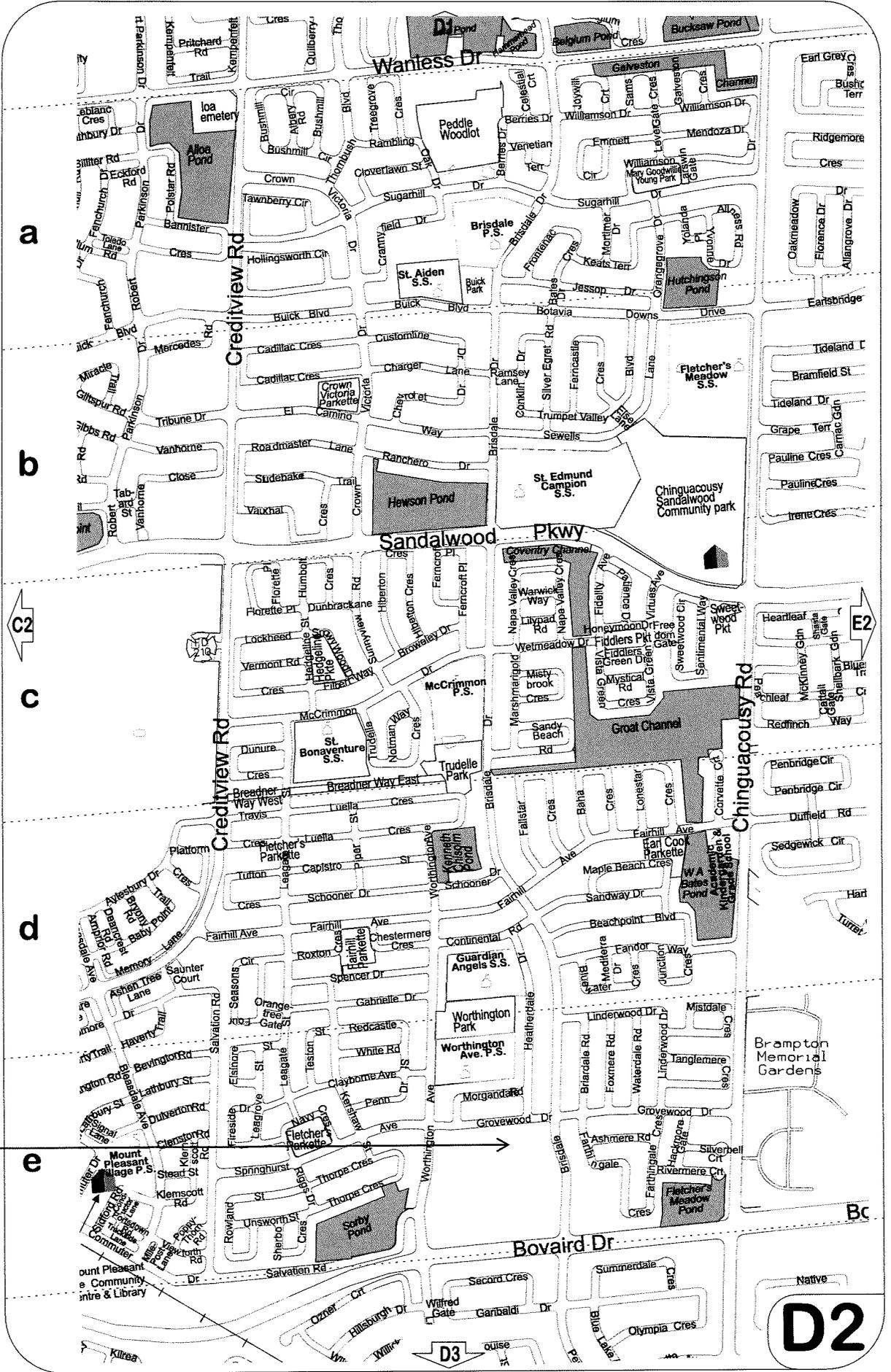
14254-8887 (LT)

* 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 |
|-----------|------------|---------------------------------------|--------------|---|--|-----------|
| PR888510 | 2005/07/18 | NOTICE | \$2 | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| | | REMARKS: AMENDS PR328839 | | | | |
| PR949551 | 2005/10/25 | NOTICE OF LEASE | | CABBAGE PATCH DEVELOPMENTS INC. | MCDONALD'S RESTAURANTS OF CANADA LIMITED | C |
| PR958953 | 2005/11/07 | NOTICE | \$2 | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| PR1082047 | 2006/06/20 | NOTICE OF LEASE | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | BREWERS RETAIL INC. | C |
| 43R31349 | 2007/02/21 | PLAN REFERENCE | | | | C |
| PR1914972 | 2010/11/01 | NOTICE | \$2 | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| | | REMARKS: PR328839, PR888510, PR958953 | | | | |
| PR2987361 | 2016/09/12 | NOTICE | \$2 | THE CORPORATION OF THE CITY OF BRAMPTON | | C |
| PR3439106 | 2019/01/28 | APL (GENERAL) | | BANK OF MONTREAL | | C |
| | | REMARKS: PR502522 | | | | |
| PR3568775 | 2019/11/08 | NOTICE OF LEASE | \$2 | CABBAGE PATCH DEVELOPMENTS INC. | MERIDIAN CREDIT UNION LIMITED | C |
| PR4102358 | 2022/08/18 | CHARGE | \$27,000,000 | CABBAGE PATCH DEVELOPMENTS INC. | ADDENDA CAPITAL INC. | C |
| PR4102359 | 2022/08/18 | NO ASSGN RENT GEN | | CABBAGE PATCH DEVELOPMENTS INC. | ADDENDA CAPITAL INC. | C |
| | | REMARKS: PR4102358. | | | | |
| PR4147066 | 2022/11/30 | NOTICE OF SUBLEASE | | LOBLAW PROPERTIES LIMITED | GOOD LIFE CORPORATION | C |
| | | REMARKS: PR316206. | | | | |

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B-2023-0020



D2

D3

a

b

c

d

e

C2

E2

Bc

Native

Map labels include: Wanness Dr, Ailsa Pond, Peddle Woodlot, St. Aiden S.S., Chinguacousy Sandalwood Community Park, Sandalwood Pkwy, St. Edmund Campion S.S., Creditview Rd, St. Bonaventure S.S., Guardian Angels S.S., Worthington Park, Worthington Ave. P.S., Mount Pleasant Village P.S., Sorby Pond, Brompton Memorial Gardens, Chinguacousy Rd, Bovaird Dr, and various residential streets like Fairhill Ave, Sandalwood Dr, and Chinguacousy Dr.

Filing Date: July 4, 2023
Hearing Date: August 1, 2023

File: B-2023-0020

**Owner/
Applicant:** CABBAGE PATCH DEVELOPMENTS INC./ ZELINKA PRIAMO LTD.

Address: 35 Worthington Avenue

Ward: WARD 6

Contact: Rajvi Patel, Assistant Development Planner

Proposal:

The purpose of this application is to request consent to sever a parcel of land currently having a total area of approximately 6.35 hectares (15.39 acres); together with easements for access (ingress, egress, internal driveway connections), servicing (water/ storm/sanitary/gas) and overland flow for both the proposed severed and retained lands. The proposed severed parcel has a frontage of approximately 1.11 hectares (2.74 acres). It is proposed that the severed parcel be merged with the abutting lands to the west (31 Worthington).

Recommendations:

That application B-2022-0006 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received;
3. Subsection 50(3) and/or(5) of the Planning Act R.S.O. 1990 as amended, shall apply to any subsequent conveyance or transaction involving the parcel of land that is the subject of this consent;
4. A solicitor's undertaking shall be received indicating that the "severed" land and the abutting land, being Block 324 on Plan 43M-1386 (PIN# 14254-0901) and PT LT 11 CON 3 W HURONTARIO ST CHINGUACOUSY PT 1 43R24092 EXCEPT PTS 4, 21, 22, 23 & 24 43R30325, PTS 4&5 EXPROPRIATION PL PR2499902, PTS 1-12 43R36972; STOPPED UP AND CLOSED BY BY-LAW 200-99 AS IN PR152048 (PIN# 14254-8889), shall be "merged" for Planning Act purposes at the time of the registration of the Transfer to which the Secretary-Treasurer's Certificate is affixed.

5. An undertaking shall be received from a solicitor confirming that the legal description of the “resultant” lot and the legal description in any mortgage(s) encumbering the “resultant” lot will be identical within four (4) weeks of the date of the Secretary-Treasurer’s Certificate under the Planning Act; or alternatively, that no part of the “resultant” lot is encumbered by any mortgage(s). (The “resultant” lot is the “severed” land and the land to which the “severed” land is to be merged.);
 6. The applicant shall provide a draft reference plan detailing property boundaries and all easements for review prior to depositing;
 7. As a condition of severance, there is to be a mutual access easement between the retained and the severed parcels. The Owner shall agree to hold the City harmless in this regard and hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings by anyone arising or which may arise as a result of such access arrangements. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
 - a. A draft reference plan;
 - b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting a separate part(s) where the pedestrian easement is to be conveyed;
 - c. A memorandum to the Traffic Planning group setting out the part(s) on the draft reference plan that are to be conveyed and copied to the Legal Services Division.
 - d. Upon approval of the draft reference plan by the City’s Traffic Planning group, arrange for the Surveyor to have the draft reference plan deposited at the Land Registry Office of Peel.
 8. Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements;
 9. Satisfactory arrangement shall be made between the owner and the Region regarding land dedication and access configuration;
 10. Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1,435.00 is required as per the Region’s User Fees and Charges By-law (5-2023).
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Background:

- **Official Plan:** The subject property is designated ‘Residential’ in the Official Plan;
- **Secondary Plan:** The subject property is designated ‘District Retail’ in the Fletcher’s Meadow (Area 51); and

- **Zoning By-law:** The subject property is zoned 'Commercial Three' according to By-Law 270-2004, as amended.

Current Situation:

The intent of this application is to formally sever the subject lands, where Site A will be retained and will be owned by Loblaws Companies Ltd., and the area identified as Site B will be severed from Site A and added to Site B.1 and will remain within Cabbage Patch Development Inc. ownership. The owner is also requesting to establish shared access, servicing and overland flow easements. The proposed severed and retained lands maintain all Zoning By-law requirements for lot size and dimensions. Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized on Schedule "A" attached to this report), and advise that the proposed consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Assistant Development Planner

SCHEDULE "A"
CRITERIA TO BE CONSIDERED UNDER SECTION 53(12) & 51(24) OF THE PLANNING ACT

| CRITERIA TO BE CONSIDERED | ANALYSIS |
|---|--|
| a) <i>The effect of development of the proposed subdivision on matters of provincial interest:</i> | The proposed severance, access and servicing easements have no effect on matters of provincial interest. |
| b) <i>Whether the proposal is premature or in the public interest;</i> | The proposed severance, access and servicing easements are neither premature nor contrary to any matters of public interest. |
| c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i> | The proposed severance, access and servicing easements do not present any concern with regard to the Official Plan or adjacent plans of subdivision. |
| d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i> | The proposed severance, access and servicing easements are suitable for the purposes for which it is to be subdivided. |
| e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i> | The proposed severance, access and servicing easements do not present any concern with regard to the adequacy of the roadwork network. |
| f) <i>The dimensions and shapes of the proposed lots;</i> | The shape and dimension of the proposed lot is appropriate and maintains all minimum Zoning By-law requirements. |
| g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i> | No concerns are noted with regard to restrictions on the lands included in the lands to be subdivided. |
| h) <i>The conservation of natural resources and flood control;</i> | The proposed severance, access and servicing easements present no concerns with regard to flood control and the conservation of natural resources. |

| | |
|--|---|
| i) <i>The adequacy of utilities and municipal services;</i> | There are no concerns with regard to the adequacy of utilities and municipal services. |
| j) <i>The adequacy of school sites;</i> | The proposed severance, access and servicing easements present no concerns with regard to the adequacy of school sites. |
| k) <i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i> | There are no concerns related to conveyances for public purposes. |
| l) <i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i> | The proposed severance, access and servicing easements have no impact on matters of energy conservation. |
| m) <i>The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i> | There are no concerns related to the design of the proposal and matters of Site Plan Control under the Planning Act. |

SKETCH FOR SEVERANCE
APPLICATION

SCALE 1:1000
R-PE SURVEYING LTD., O.L.S.

METRIC

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS PROTECTED BY COPYRIGHT © R-PE SURVEYING
LTD., O.L.S. 2023.

NOTES
BOUNDARY LINE-WORK TAKEN FROM R-PE CAD FILE NO. 04-131802 AND ARE
SUBJECT TO CLARIFICATION UPON THE INCORPORATION OF ADDITIONAL
DOCUMENTARY AND FIELD SURVEY EVIDENCE.
THIS SKETCH IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.
SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL.



RETAINED PARCEL:
ALL OF PIN # 14254-0901
ALL OF PIN # 14254-8889
PART OF PIN # 14254-8887

SEVERED PARCEL:
PART OF PIN # 14254-8887

