

**Application for Consent**Section 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, 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 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](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)



2. 10/24/2020  
10/24/2020 12:25:21  
10/24/2020 12:22  
www.besidings.com

2. 10/24/2020  
10/24/2020 12:25:21  
10/24/2020 12:22  
www.besidings.com

1. 凡在本行開辦之各項業務，均應遵守本行所定之各項規章，並應隨時注意本行所定之各項規章，如有違反者，本行將依法究辦。

1970-71	1971-72	1972-73	1973-74	1974-75	1975-76
1976-77	1977-78	1978-79	1979-80	1980-81	1981-82
1982-83	1983-84	1984-85	1985-86	1986-87	1987-88
1988-89	1989-90	1990-91	1991-92	1992-93	1993-94
1994-95	1995-96	1996-97	1997-98	1998-99	1999-00
2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
2054-55	2055-56	2056-57	2057-58	2058-59	2059-60
2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
2066-67	2067-68	2068-69	2069-70	2070-71	2071-72
2072-73	2073-74	2074-75	2075-76	2076-77	2077-78
2078-79	2079-80	2080-81	2081-82	2082-83	2083-84
2084-85	2085-86	2086-87	2087-88	2088-89	2089-90
2090-91	2091-92	2092-93	2093-94	2094-95	2095-96
2096-97	2097-98	2098-99	2099-00	2100-01	2101-02
2102-03	2103-04	2104-05	2105-06	2106-07	2107-08
2108-09	2109-10	2110-11	2111-12	2112-13	2113-14
2114-15	2115-16	2116-17	2117-18	2118-19	2119-20
2120-21	2121-22	2122-23	2123-24	2124-25	2125-26
2126-27	2127-28	2128-29	2129-30	2130-31	2131-32
2132-33	2133-34	2134-35	2135-36	2136-37	2137-38
2138-39	2139-40	2140-41	2141-42	2142-43	2143-44
2144-45	2145-46	2146-47	2147-48	2148-49	2149-50
2150-51	2151-52	2152-53	2153-54	2154-55	2155-56
2156-57	2157-58	2158-59	2159-60	2160-61	2161-62
2162-63	2163-64	2164-65	2165-66	2166-67	2167-68
2168-69	2169-70	2170-71	2171-72	2172-73	2173-74
2174-75	2175-76	2176-77	2177-78	2178-79	2179-80
2180-81	2181-82	2182-83	2183-84	2184-85	2185-86
2186-87	2187-88	2188-89	2189-90	2190-91	2191-92
2192-93	2193-94	2194-95	2195-96	2196-97	2197-98
2198-99	2199-00	2200-01	2201-02	2202-03	2203-04
2204-05	2205-06	2206-07	2207-08	2208-09	2209-10
2210-11	2211-12	2212-13	2213-14	2214-15	2215-16
2216-17	2217-18	2218-19	2219-20	2220-21	2221-22
2222-23	2223-24	2224-25	2225-26	2226-27	2227-28
2228-29	2229-30	2230-31	2231-32	2232-33	2233-34
2234-35	2235-36	2236-37	2237-38	2238-39	2239-40
2240-41	2241-42	2242-43	2243-44	2244-45	2245-46
2246-47	2247-48	2248-49	2249-50	2250-51	2251-52
2252-53	2253-54	2254-55	2255-56	2256-57	2257-58
2258-					

TYPE A		TYPE B	
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2. 100 000 000	2. 100 000 000	2. 100 000 000	2. 100 000 000
3. 100 000 000	3. 100 000 000	3. 100 000 000	3. 100 000 000
4. 100 000 000	4. 100 000 000	4. 100 000 000	4. 100 000 000
5. 100 000 000	5. 100 000 000	5. 100 000 000	5. 100 000 000
6. 100 000 000	6. 100 000 000	6. 100 000 000	6. 100 000 000
7. 100 000 000	7. 100 000 000	7. 100 000 000	7. 100 000 000
8. 100 000 000	8. 100 000 000	8. 100 000 000	8. 100 000 000
9. 100 000 000	9. 100 000 000	9. 100 000 000	9. 100 000 000
10. 100 000 000	10. 100 000 000	10. 100 000 000	10. 100 000 000

[illegible]

DATE	DESCRIPTION	AMOUNT	BALANCE
1944	...	...	...
1945	...	...	...
1946	...	...	...

6. 13/1000 54 2 21 170 4 48

6. 9/9 4

[illegible]

CONTRATO	SO FOLIO
TESTA MONDADORI AREA	7 134,000 0.0
CONTRA. E. MONDADORI AREA	7 134,000 0.0

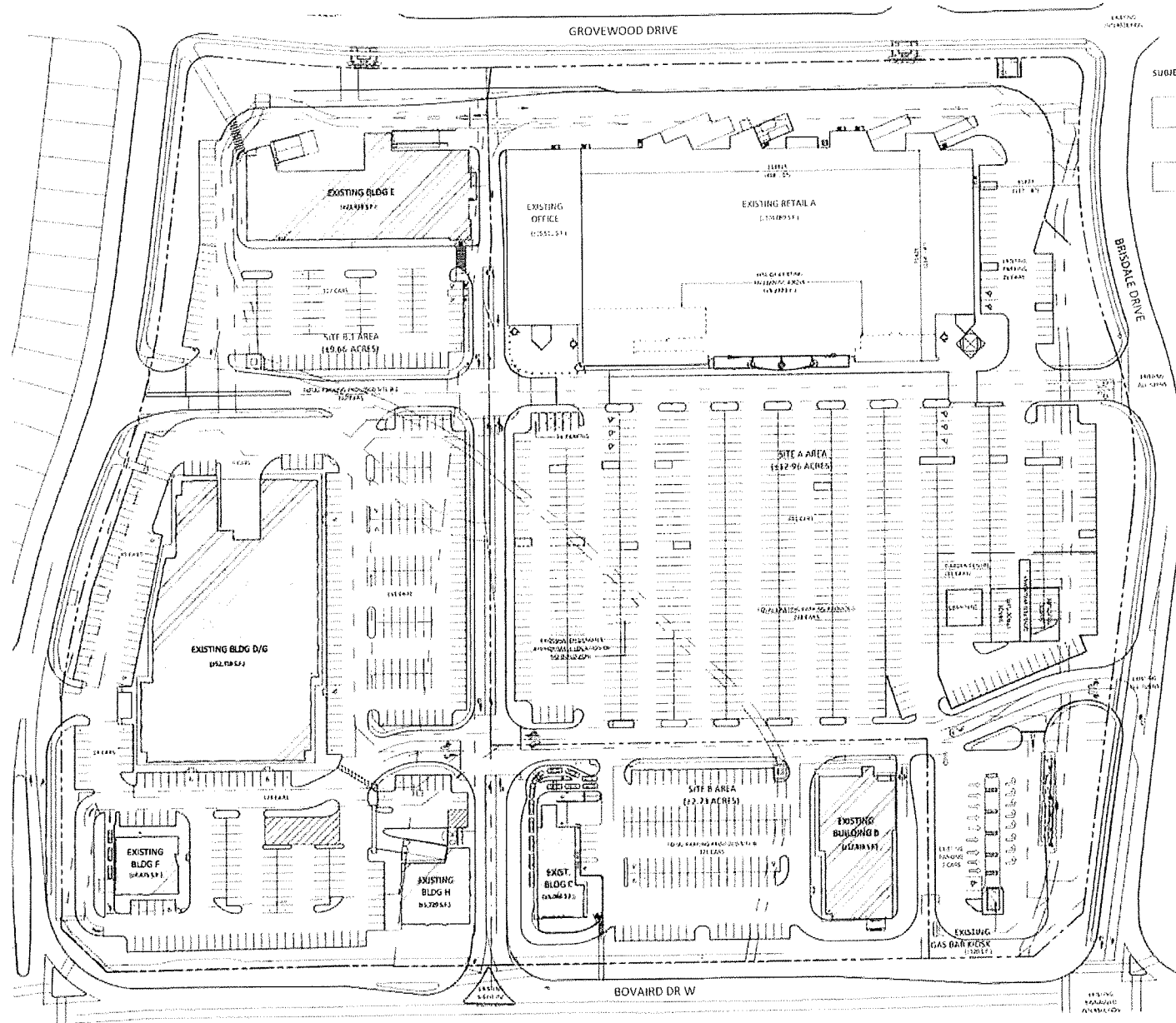
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REGULATORY INFORMATION

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35 WORTHINGTON AVENUE

SITE PLAN - CONCEPT SEVERANCE  
SKETCH

[illegible]







**Zelinka Priamo Ltd.**

LAND USE PLANNERS

August 15, 2023

Committee of Adjustment  
City of Brampton  
2 Wellington Street – 1<sup>st</sup> 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

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Further to our request to defer consideration of the above-noted application during the August 1<sup>st</sup> 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.

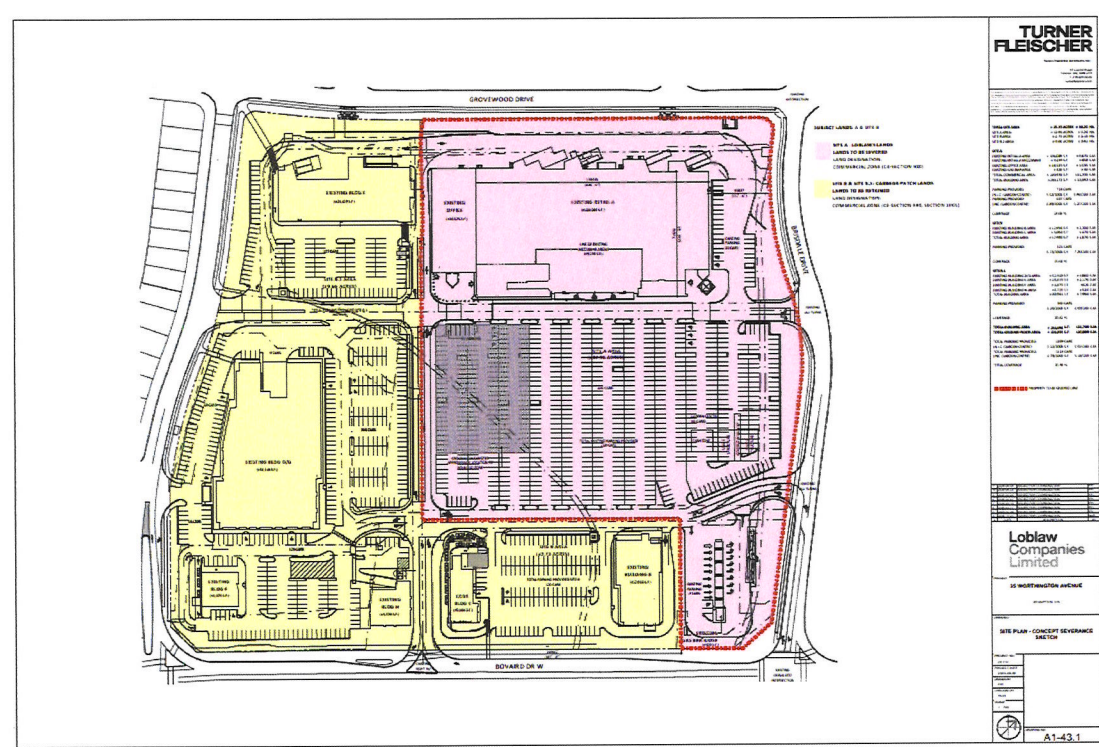


We are therefore writing to request amendments to the Original Application in order to:

- (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 1<sup>st</sup>, 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 12<sup>th</sup> 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



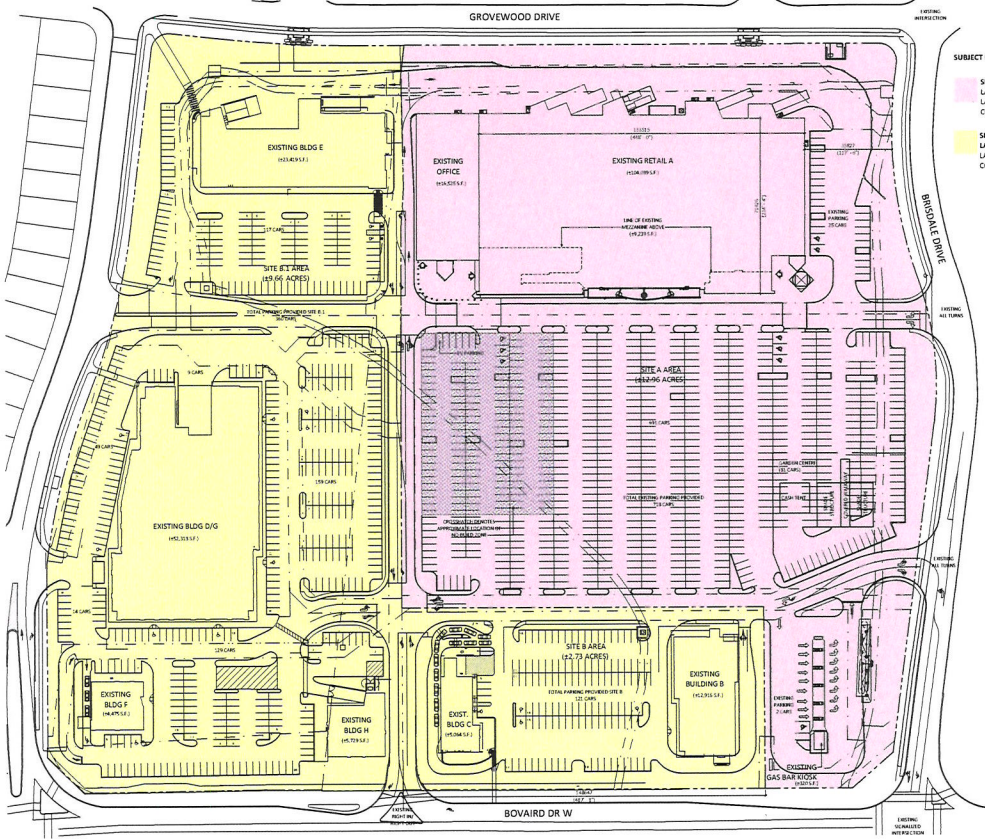


**ATTACHMENT “A”**  
**REVISED SEVERANCE SKETCHES**









**SUBJECT LANDS: A & SITE B**

**SITE A: LOBLAW'S LANDS**  
LANDS TO BE SEVERED  
LAND DESIGNATION:  
COMMERCIAL ZONE (C3-SECTION 180)

**SITE B & SITE C: CABBAGE PATCH LANDS**  
LANDS TO BE RETAINED  
LAND DESIGNATION:  
COMMERCIAL ZONE (C3-SECTION 180, SECTION 1001)

# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
1000 Highway 104  
Toronto, ON M2H 1P7  
416-291-1111  
turnerfleischer.com

Site Plan - Concept Severance Sketch  
Project: 35 WORTHINGTON AVENUE  
Date: 2023-07-10  
Scale: 1:1000

TOTAL SITE AREA	4.20 ACRES	4.20 ACRES
SITE A AREA	1.10 ACRES	1.10 ACRES
SITE B AREA	1.10 ACRES	1.10 ACRES
SITE C AREA	1.10 ACRES	1.10 ACRES
SITE D AREA	1.10 ACRES	1.10 ACRES
SITE E AREA	1.10 ACRES	1.10 ACRES
SITE F AREA	1.10 ACRES	1.10 ACRES
SITE G AREA	1.10 ACRES	1.10 ACRES
SITE H AREA	1.10 ACRES	1.10 ACRES
SITE I AREA	1.10 ACRES	1.10 ACRES
SITE J AREA	1.10 ACRES	1.10 ACRES
SITE K AREA	1.10 ACRES	1.10 ACRES
SITE L AREA	1.10 ACRES	1.10 ACRES
SITE M AREA	1.10 ACRES	1.10 ACRES
SITE N AREA	1.10 ACRES	1.10 ACRES
SITE O AREA	1.10 ACRES	1.10 ACRES
SITE P AREA	1.10 ACRES	1.10 ACRES
SITE Q AREA	1.10 ACRES	1.10 ACRES
SITE R AREA	1.10 ACRES	1.10 ACRES
SITE S AREA	1.10 ACRES	1.10 ACRES
SITE T AREA	1.10 ACRES	1.10 ACRES
SITE U AREA	1.10 ACRES	1.10 ACRES
SITE V AREA	1.10 ACRES	1.10 ACRES
SITE W AREA	1.10 ACRES	1.10 ACRES
SITE X AREA	1.10 ACRES	1.10 ACRES
SITE Y AREA	1.10 ACRES	1.10 ACRES
SITE Z AREA	1.10 ACRES	1.10 ACRES

PROPERTY TO BE SEVERED LINE

EXISTING BLDG A	1.10 ACRES
EXISTING BLDG B	1.10 ACRES
EXISTING BLDG C	1.10 ACRES
EXISTING BLDG D	1.10 ACRES
EXISTING BLDG E	1.10 ACRES
EXISTING BLDG F	1.10 ACRES
EXISTING BLDG G	1.10 ACRES
EXISTING BLDG H	1.10 ACRES
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EXISTING BLDG N	1.10 ACRES
EXISTING BLDG O	1.10 ACRES
EXISTING BLDG P	1.10 ACRES
EXISTING BLDG Q	1.10 ACRES
EXISTING BLDG R	1.10 ACRES
EXISTING BLDG S	1.10 ACRES
EXISTING BLDG T	1.10 ACRES
EXISTING BLDG U	1.10 ACRES
EXISTING BLDG V	1.10 ACRES
EXISTING BLDG W	1.10 ACRES
EXISTING BLDG X	1.10 ACRES
EXISTING BLDG Y	1.10 ACRES
EXISTING BLDG Z	1.10 ACRES

## Loblaw Companies Limited

35 WORTHINGTON AVENUE

TORONTO, ONT.

DATE: 2023-07-10

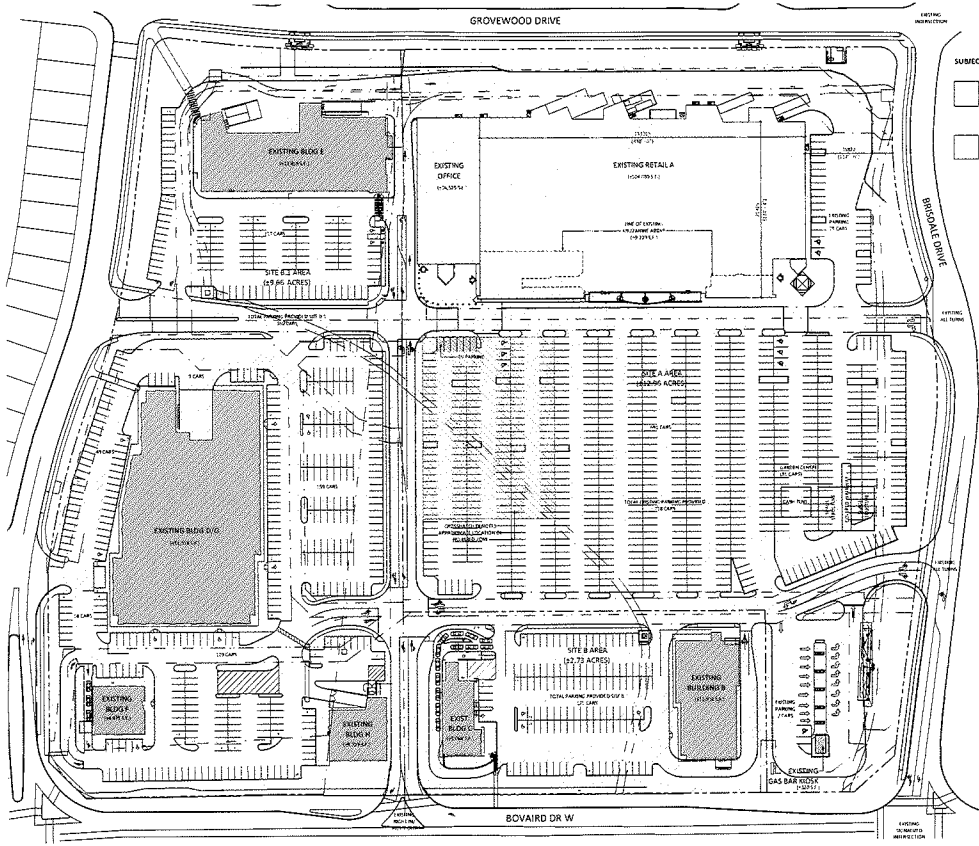
SITE PLAN - CONCEPT SEVERANCE SKETCH

DATE: 2023-07-10	SCALE: 1:1000
PROJECT: 35 WORTHINGTON AVENUE	DATE: 2023-07-10
CLIENT: LOBLAW COMPANIES LIMITED	SCALE: 1:1000
DESIGNER: TURNER FLEISCHER ARCHITECTS INC.	DATE: 2023-07-10
REVIEWER: [Signature]	SCALE: 1:1000
APPROVER: [Signature]	DATE: 2023-07-10
DATE: 2023-07-10	SCALE: 1:1000
PROJECT: 35 WORTHINGTON AVENUE	DATE: 2023-07-10
CLIENT: LOBLAW COMPANIES LIMITED	SCALE: 1:1000
DESIGNER: TURNER FLEISCHER ARCHITECTS INC.	DATE: 2023-07-10
REVIEWER: [Signature]	SCALE: 1:1000
APPROVER: [Signature]	DATE: 2023-07-10
DATE: 2023-07-10	SCALE: 1:1000

A1-43.1







SUBJECT LANDS: A & SITE R

SITE A : LOBLAWS LANDS  
LANDS TO BE SEVERED  
LAND DESIGNATION:  
COMMERCIAL ZONE (C3-SECTION 180)

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

# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
1000 Yonge St. 2nd Fl.  
Toronto, Ontario M4W 2B7  
416-593-8888  
turnerfleischer.com

Project: 1000 Yonge St. 2nd Fl.  
Date: 2018-01-15  
Scale: 1/8" = 1'-0"

Site Plan - Concept Severance Sketch

Site Plan - Concept Severance Sketch

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## 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



67 Lesmill Road  
Toronto, ON, M3B 2T6  
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	± 3.91 HA.

PARKING PROVIDED	718 CARS	
(N.I.C. GARDEN CENTRE)	5.52/1000 S.F.	5.94/100 S.M.
PARKING PROVIDED	637 CARS	
(INC. GARDEN CENTRE)	4.89/1000 S.F.	5.27/100 S.M.

COVERAGE	23.06 %
----------	---------

PARKING PROVIDED 121 CARS  
6.73/1000 S.F. 7.25/100 S.M.

COVERAGE	15.04 %
----------	---------

4.19/1000 S.F. 4.50/100 S.M.

COVERAGE	20.42 %
----------	---------

TOTAL BUILDING AREA	± 234,094 S.F.	±21,748 S.M.
TOTAL GROUND FLOOR AREA	± 234,855 S.F.	±20,889 S.M.

TOTAL BARRING PROHIBIT 1100 CASES

(N.E.C. GARDEN CENTRE)	5.12/1000 S.F.	5.51/100 S.M.
TOTAL PARKING PROVIDED	1318 CARS	

(INC. GARDEN CLNTRE) 4.78/1000 S.F. 5.14/100 S.M.

TOTAL COVERAGE	20.36 %
----------------	---------

PROPERTY TO BE SEVERED LINE

11	2023-08-08	ISSUED FOR COORDINATION	FPI
8	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	2023-04-06	ISSUED FOR COORDINATION	FPI
4	2022-10-21	ISSUED FOR COORDINATION	NAR
#	DATE	DESCRIPTION	BY

**Loblaw  
Companies  
Limited**

PROJECT  
35 WORTHINGTON AVENUE

BRAMPTON, ON

DRAWING

### SITE PLAN - CONCEPT SEVERANCE SKETCH

PROJECT NO	
------------	--

PROJECT DATE	
--------------	--

2023-08-08

FPI	
-----	--

CHECKED BY	
RCM	

SCALE	
-------	--

DRAWING NO  
A1-43





TURNER FLEISCHER

Turner Fleischer Architects Inc.  
87 Leavel Road  
Toronto, ON M3B 2T8  
1 416 428 2222  
turnerfleischer.com

This drawing is the property of Turner Fleischer Architects Inc. and is to be used only for the project and site identified herein. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Turner Fleischer Architects Inc. The drawings are prepared for the client's use only and are not to be used for any other purpose without the prior written consent of Turner Fleischer Architects Inc. The drawings are prepared for the client's use only and are not to be used for any other purpose without the prior written consent of Turner Fleischer Architects Inc. The drawings are prepared for the client's use only and are not to be used for any other purpose without the prior written consent of Turner Fleischer Architects Inc.

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 MILLZANINE ± 9,239 S.F. ± 858 S.M.  
EXISTING OFFICE AREA ± 16,525 S.F. ± 1,535 S.M.  
EXISTING GAS BAR AREA ± 320 S.F. ± 30 S.M.  
TOTAL COMMERCIAL AREA ± 130,153 S.F. ± 12,093 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 837 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 ± 85,941 S.F. ± 7,864 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 ± 234,855 S.F. ± 21,889 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) 4.70/1000 S.F. 5.14/100 S.M.

TOTAL COVERAGE 20.36 %

PROPERTY TO BE SEVERED LINE

11	2023-08-08	ISSUED FOR COORDINATION	FPI
10	2023-08-21	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	CON
3	DATE	DESCRIPTION	BY

Loblaw Companies Limited

PROJECT 35 WORTHINGTON AVENUE

BRAMPTON, ON

DRAWING

SITE PLAN - CONCEPT SEVERANCE SKETCH

PROJECT NO

08 110

PROJECT DATE

2023-08-08

DRAWN BY

FPI

CHECKED BY

RFH

SCALE

1:700

N

DRAWING NO

A1-43.1



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	± 3.91 HA.

PARKING PROVIDED	718 CARS
(N.I.C. GARDEN CENTRE)	5.52/1000 S.F. 5.94/100 S.M.
PARKING PROVIDED	637 CARS
(DNC. GARDEN CENTRE)	4.89/1000 S.F. 5.27/100 S.M.

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.

COVERAGE	15.01 %
<b>SITE B.1</b>	
EXISTING BUILDING D/G AREA	= 52,318 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	= 5,729 S.F.	= 532 S.M.
TOTAL BUILDING AREA	= 85,941 S.F.	= 7,984 S.M.

PARKING PROVIDED	360 CARS
	4.19/1000 \$ F.    4.50/100 \$ M

COVERAGE	20.42 %
----------	---------

TOTAL BUILDING AREA	+ 234,094 S.F.	+21,748 S.M.
---------------------	----------------	--------------

TOTAL GROUND FLOOR AREA	± 224,835 S.F.	± 20,889 S.M.
-------------------------	----------------	---------------

TOTAL PARKING PROVIDED	1199 CARS
IN LC GARDEN CENTER	5.12/1000 S.F. 5.51/100 S.M.

TOTAL PARKING PROVIDED	2118 CARS
UNC. GARAGING (N/RT)	4.18/1000 S.F. 5.16/100 S.M.

TOTAL COVERAGE	20.36 %
----------------	---------

PROPERTY TO BE SEVERED LINE

11	2012-06-08	ISSUED FOR COORDINATION	FPJ
10	2012-05-24	ISSUED FOR COORDINATION	FPJ
9	2012-04-24	ISSUED FOR COORDINATION	FPJ
8	2012-04-21	ISSUED FOR COORDINATION	FPJ
7	2012-04-19	ISSUED FOR COORDINATION	FPJ
6	2012-04-11	ISSUED FOR COORDINATION	FPJ
5	2012-04-06	ISSUED FOR COORDINATION	FPJ
4	2012-10-21	ISSUED FOR COORDINATION	NAR
A	DATE	DESCRIPTION	BY

**Loblaw  
Companies  
Limited**

PROJECT  
35 WORTHINGTON AVENUE

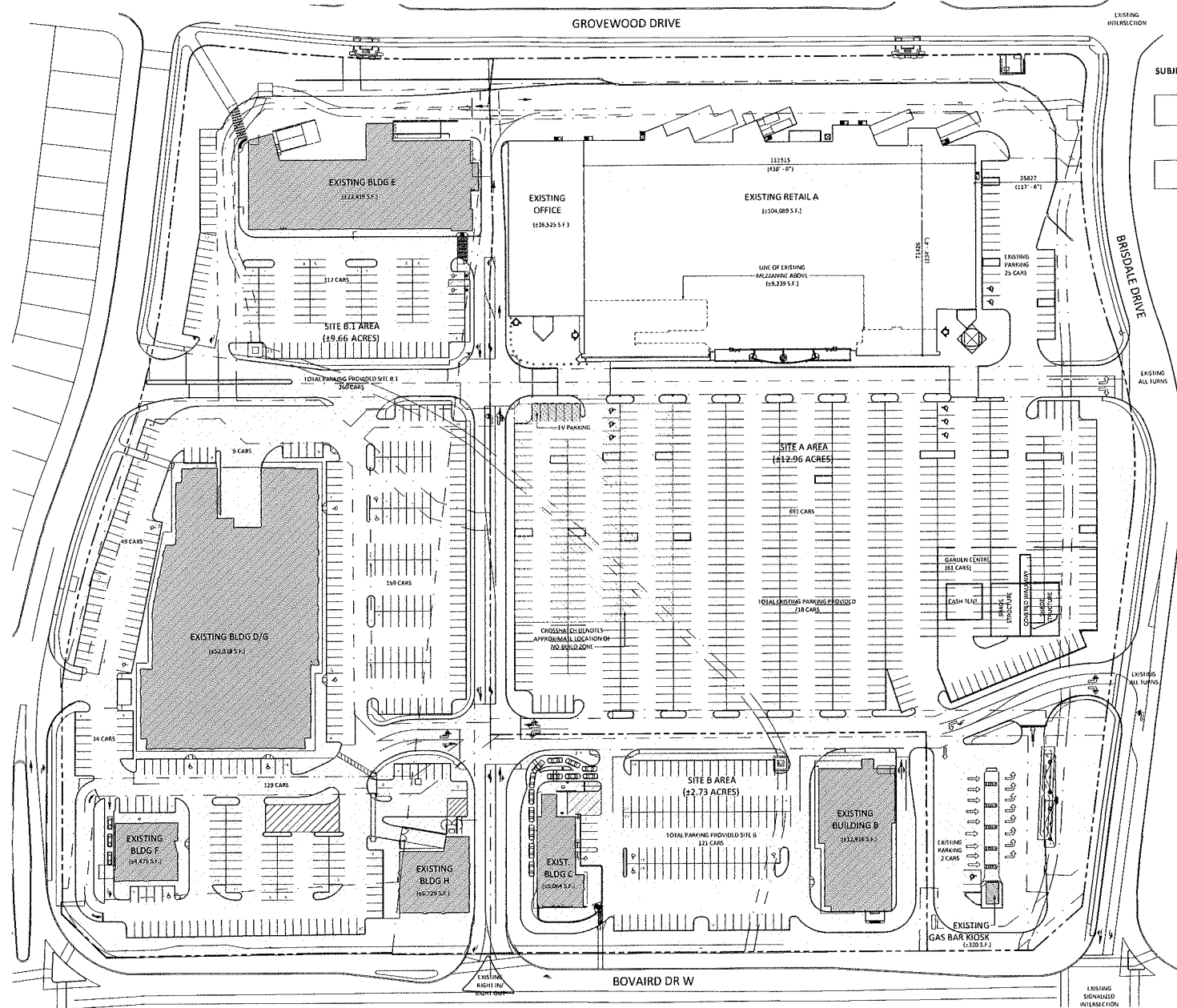
BRAMPTON ON

**SITE PLAN - CONCEPT SEVERANCE  
SKETCH**

PROJECT NO 05 110	
PROJECT DATE 2023-03-05	
DRAWN BY FPI	
CHECKED BY RCH	
SCALE 1: 700	



DRAWING NO  
A1-43.2





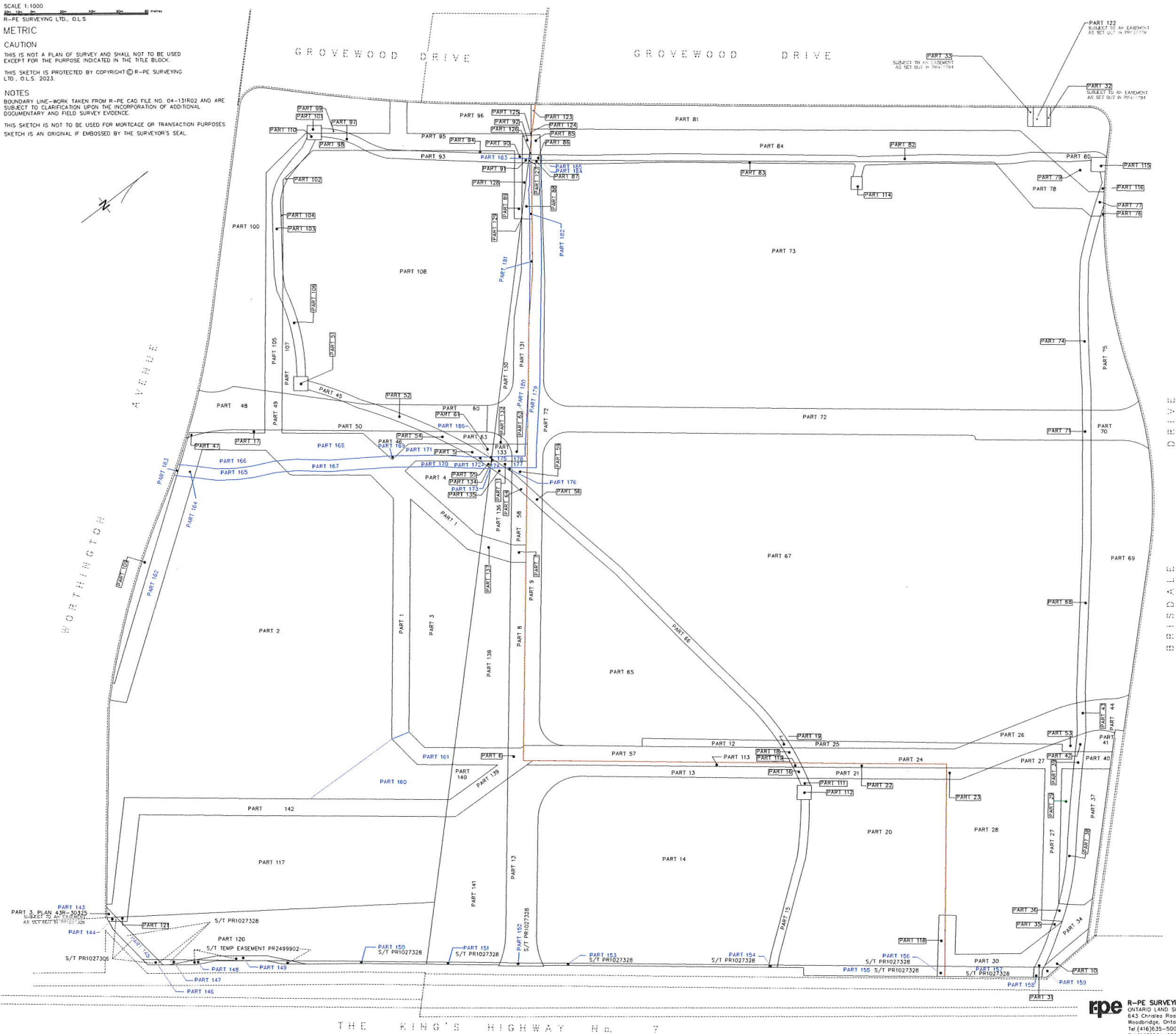


SKETCH FOR SEVERANCE  
APPLICATION

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. 04-131902 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.



PART 143  
PART 3, PLAN 430-20225  
AS SET OUT IN PART 138  
PART 144  
S/T PR1027328  
PART 120  
S/T TEMP EASEMENT PR2499902  
PART 145  
PART 146  
PART 147  
PART 148  
PART 149  
PART 150  
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PART 198  
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PART 199  
S/T PR1027328  
PART 200  
S/T PR1027328





**Zelinka Priamo Ltd.**

LAND USE PLANNERS

July 4, 2023

B-2023-0020

Committee of Adjustment  
City of Brampton  
2 Wellington Street – 1<sup>st</sup> 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.

---

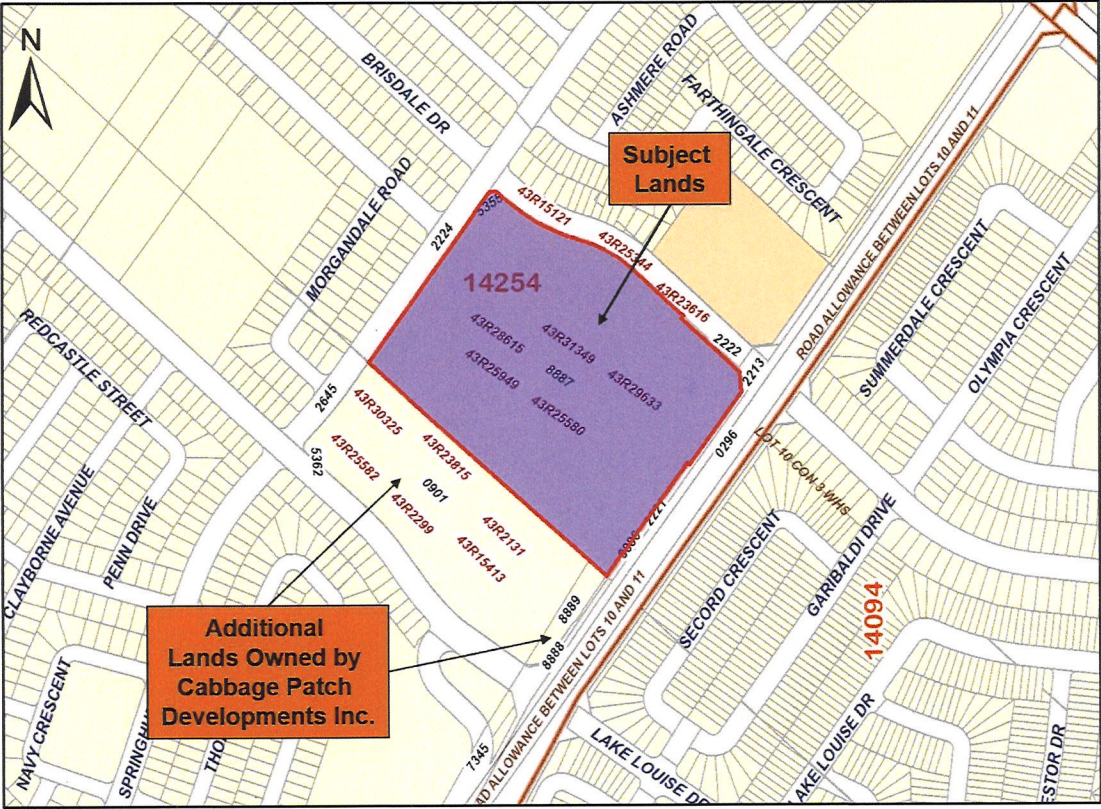
20 Maud Street, Suite 305  
Toronto, ON M5V 2M5  
Tel: 416-622-6064 Fax: 416-622-3463  
Email: [zp@zpplan.com](mailto:zp@zpplan.com) Website: [www.zpplan.com](http://www.zpplan.com)





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 (Loblaws 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.**

A handwritten signature in blue ink, appearing to read 'H. Froussios'.

Harry Froussios, BA, MCIP, RPP  
Principal Planner

**Attachments**

cc: Cabbage Patch Developments Inc.  
Loblaw Companies Limited  
BLG





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 l

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





6. Description of severed land: (in metric un

a)

Frontage

148.64 m

Depth

74.39 m

Area

1.11 ha (2.74 ac)

b)

Existing Use

Commercial Retail

Proposed Use

Commercial Retail

c)

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

(existing)

2 Commercial Retail Buildings

(proposed)

2 Commercial Retail Buildings

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☒

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

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

N/A

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water syster

☒

☒

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 un

a)

Frontage

52.49 m (Bovaird Dr)

Depth

304.62 m

Area

5.24 ha (12.96 ac)

b)

Existing Use

Commercial Retail

Proposed Use

Commercial Retail

c)

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

(existing)

1 Commercial Retail Building + associated Garden Centre and Gas Bar

(proposed)

1 Commercial Retail Building + associated Garden Centre and Gas Bar



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 syster	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

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

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

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>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:

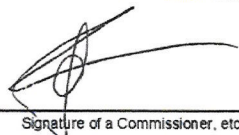
☐ I have the authority to bind the Corporation

#### 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 Leavel Road  
Toronto, ON M3B 2T8  
T 416 425 2222  
turnerfleischer.com

This drawing is a professional architectural drawing prepared by the firm of Turner Fleischer Architects Inc. The client has agreed to the use of this drawing for the purposes stated and has agreed to indemnify the firm from all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any other purpose. The client understands that this drawing is not a contract and that it is subject to change without notice. The client also understands that this drawing is not a guarantee of performance and that it is subject to the limitations of the applicable laws and regulations. The client agrees to hold the firm harmless from all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any other purpose.

TOTAL SITE AREA ± 35.35 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 ± 104,089 S.F. ± 9,670 S.M.  
EXISTING RETAIL A MEZZANINE ± 9,239 S.F. ± 848 S.M.  
EXISTING OFFICE AREA ± 16,525 S.F. ± 1,535 S.M.  
EXISTING GAS BAR AREA ± 320 S.F. ± 30 S.M.  
TOTAL COMMERCIAL AREA ± 120,934 S.F. ± 11,235 S.M.  
TOTAL BUILDING AREA ± 130,123 S.F. ± 12,093 S.M.

PARKING PROVIDED 718 CARS  
P.L.C. GARDEN CENTRE 5,527/1000 S.F. 5.94/100 S.M.  
PARKING PROVIDED 637 CARS  
P.L.C. GARDEN CENTRE 4,892/1000 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 ± 5,504 S.F. ± 506 S.M.  
TOTAL BUILDING AREA ± 17,980 S.F. ± 1,670 S.M.  
PARKING PROVIDED 121 CARS  
P.L.C. GARDEN CENTRE 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 ± 23,419 S.F. ± 2,176 S.M.  
EXISTING BUILDING F AREA ± 4,479 S.F. ± 416 S.M.  
EXISTING BUILDING H AREA ± 25,729 S.F. ± 2,322 S.M.  
TOTAL BUILDING AREA ± 85,945 S.F. ± 7,984 S.M.

PARKING PROVIDED 360 CARS  
P.L.C. GARDEN CENTRE 4.19/1000 S.F. 4.50/100 S.M.

COVERAGE 20.42 %

TOTAL BUILDING AREA ± 234,094 S.F. ± 21,748 S.M.

TOTAL GROUND FLOOR AREA ± 224,855 S.F. ± 20,889 S.M.

TOTAL PARKING PROVIDED 1,199 CARS

P.L.C. GARDEN CENTRE 5.12/1000 S.F. 5.53/100 S.M.

TOTAL PARKING PROVIDED 1118 CARS

P.L.C. GARDEN CENTRE 4.78/1000 S.F. 5.14/100 S.M.

TOTAL COVERAGE 20.36 %

PROPERTY TO BE RETAINED LINE

10/2023/06-20 ISSUE FOR COORDINATION FPI

9/2023/04-24 ISSUE FOR COORDINATION FPI

8/2023/08-21 ISSUE FOR COORDINATION FPI

7/2023/04-18 ISSUE FOR COORDINATION FPI

6/2023/04-11 ISSUE FOR COORDINATION FPI

5/2023/04-08 ISSUE FOR COORDINATION FPI

4/2023/01-11 ISSUE FOR COORDINATION FPI

3/2023/01-01 ISSUE FOR COORDINATION FPI

2/2023/01-01 ISSUE FOR COORDINATION FPI

1/2023/01-01 ISSUE FOR COORDINATION FPI

0/2023/01-01 ISSUE FOR COORDINATION FPI

0/2023/01-01 ISSUE FOR COORDINATION FPI

0/2023/01-01 ISSUE FOR COORDINATION FPI

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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

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OTHER LANDS OWNED BY CURRENT OWNER OF SUBJECT LANDS

LAND DESIGNATION:





[illegible]

**SITE B.1 :**  
**OTHER LANDS OWNED BY CURRENT OWNER OF SUBJECT LANDS**  
 LAND DESIGNATION:  
 COMMERCIAL ZONE (C3-SECTION 1001)

<b>TOTAL SITE AREA</b>	<b>12.26 ACRES</b>	<b>1.02 ± 14 HA</b>
<b>SITE 1 AREA</b>	<b>1.25 ACRES</b>	<b>0.10 ± 14 HA</b>
<b>SITE 2 AREA</b>	<b>1.25 ACRES</b>	<b>0.10 ± 14 HA</b>
<b>SITE 3 AREA</b>	<b>0.96 ACRES</b>	<b>0.39 ± 1 HA</b>
<b>SITE A</b>		
<b>EXISTING RURAL A AREA</b>	<b>104.09 S.F.</b>	<b>0.60 ± 0 M</b>
<b>EXISTING RURAL A-ADJACENT</b>	<b>9.239 S.F.</b>	<b>0.08 ± 0 M</b>
<b>EXISTING OFFICE AREA</b>	<b>16.52 S.F.</b>	<b>0.12 ± 0 M</b>
<b>EXISTING GAS BAR AREA</b>	<b>20.20 S.F.</b>	<b>0.15 ± 0 M</b>
<b>TOTAL BUILDING AREA</b>	<b>120.03 S.F.</b>	<b>1.12 ± 0.5 M</b>
<b>TOTAL BUILDING AREA</b>	<b>130.17 S.F.</b>	<b>1.20 ± 0.5 M</b>
<b>PARKING PROVIDED</b>		
<b>(W/ C. GARDEN CENTRL)</b>	<b>532/1000 S.F.</b>	<b>0.59/1.00 M</b>
<b>PARKING PROVIDED</b>	<b>0.07 CAR</b>	<b>0.07 CAR</b>
<b>(INC. GARDEN CENTRE)</b>	<b>489/1000 S.F.</b>	<b>0.52/1.00 M</b>
<b>COVERAGE</b>		
	<b>23.06 %</b>	
<b>SITE B</b>		
<b>EXISTING BUILDING B AREA</b>	<b>12.916 S.F.</b>	<b>1.20 ± 0 M</b>
<b>EXISTING BUILDING C AREA</b>	<b>5.904 S.F.</b>	<b>0.40 ± 0 M</b>
<b>TOTAL BUILDING AREA</b>	<b>18.820 S.F.</b>	<b>1.60 ± 0 M</b>
<b>PARKING PROVIDED</b>		
	<b>123 CAR</b>	
	<b>673/1000 S.F.</b>	<b>0.75/1.00 M</b>
<b>COVERAGE</b>		
	<b>15.04 %</b>	
<b>SITE 3</b>		
<b>EXISTING BUILDING D/G AREA</b>	<b>52.318 S.F.</b>	<b>4.86 ± 0 M</b>
<b>EXISTING BUILDING E AREA</b>	<b>23.429 S.F.</b>	<b>2.176 ± 0 M</b>
<b>EXISTING BUILDING F AREA</b>	<b>25.719 S.F.</b>	<b>2.416 ± 0 M</b>
<b>EXISTING BUILDING H AREA</b>	<b>25.729 S.F.</b>	<b>2.332 ± 0 M</b>
<b>TOTAL BUILDING AREA</b>	<b>85.941 S.F.</b>	<b>7.984 ± 5 M</b>
<b>PARKING PROVIDED</b>		
	<b>360 CAR</b>	
	<b>450/1000 S.F.</b>	<b>0.50/1.00 M</b>
<b>COVERAGE</b>		
	<b>20.42 %</b>	
<b>TOTAL BUILDING AREA</b>		
<b>TOTAL GROUND FLOOR AREA</b>	<b>234,094 S.F.</b>	<b>22,174 ± 3 M</b>
	<b>234,856 S.F.</b>	<b>22,089 ± 3 M</b>
<b>TOTAL PARKING PROVIDED</b>		
	<b>1,199 CAR</b>	
<b>(W/ C. GARDEN CENTRL)</b>	<b>532/1000 S.F.</b>	<b>0.59/1.00 M</b>
<b>TOTAL PARKING PROVIDED</b>	<b>1118 CAR</b>	
<b>(INC. GARDEN CENTRE)</b>	<b>478/1000 S.F.</b>	<b>0.54/1.00 M</b>
<b>TOTAL COVERAGE</b>		
	<b>30.36 %</b>	

 PROPERTY TO BE RETAINED LINE

10	2023-05-24	ISSUED FOR COORDINATION	FP1
9	2023-04-24	ISSUED FOR COORDINATION	FP1
8	2023-04-21	ISSUED FOR COORDINATION	FP1
7	2023-04-19	ISSUED FOR COORDINATION	FP1
6	2023-04-11	ISSUED FOR COORDINATION	FP1
5	2023-04-08	ISSUED FOR COORDINATION	FP1
4	2022-10-21	ISSUED FOR COORDINATION	NAR
#	DATE	DESCRIPTION	BY

**Loblaw  
Companies  
Limited**

BRAMPTON, ON

DRAWING

**SITE PLAN - CONCEPT SEVERANCE  
SKETCH**

PROJECT NO.	
-------------	--

US 110
PROJECT DATE

DRAWN BY

FPI
CHECKED BY

SCALE

1.100
N

7

A1-42.2



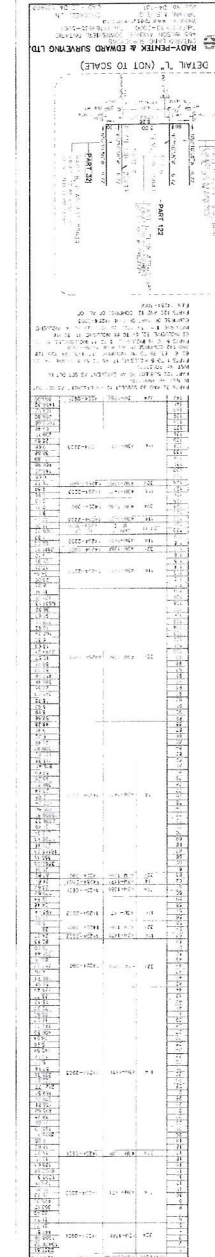
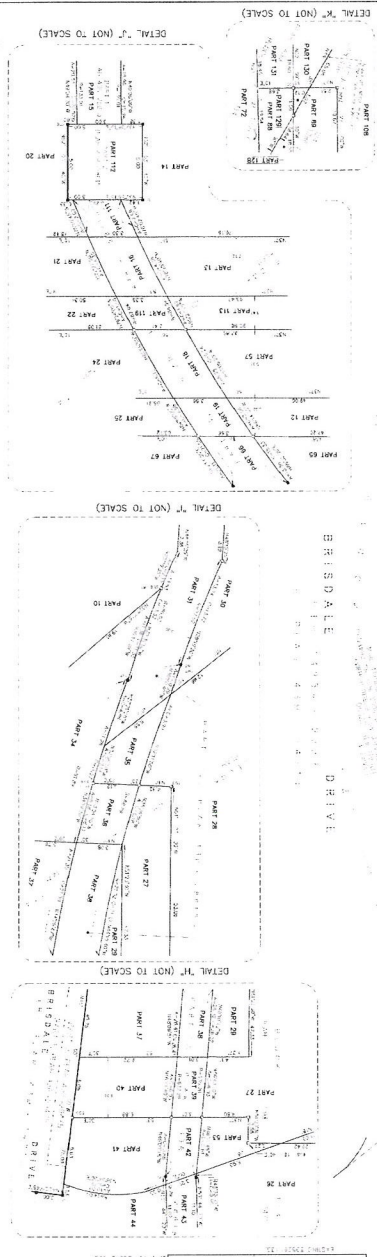
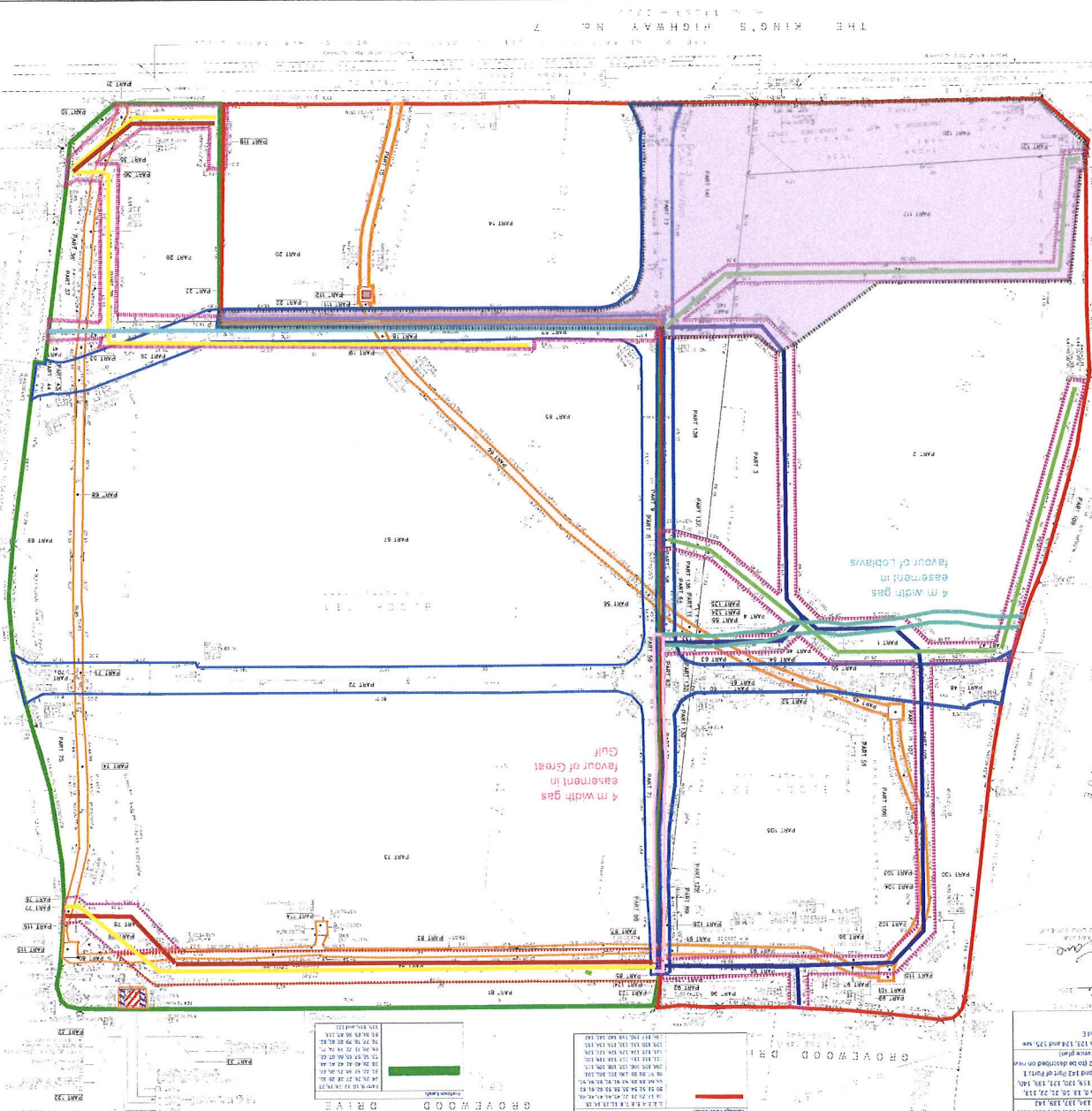
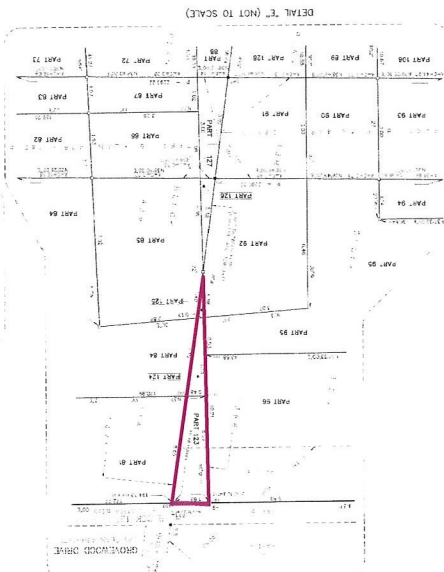





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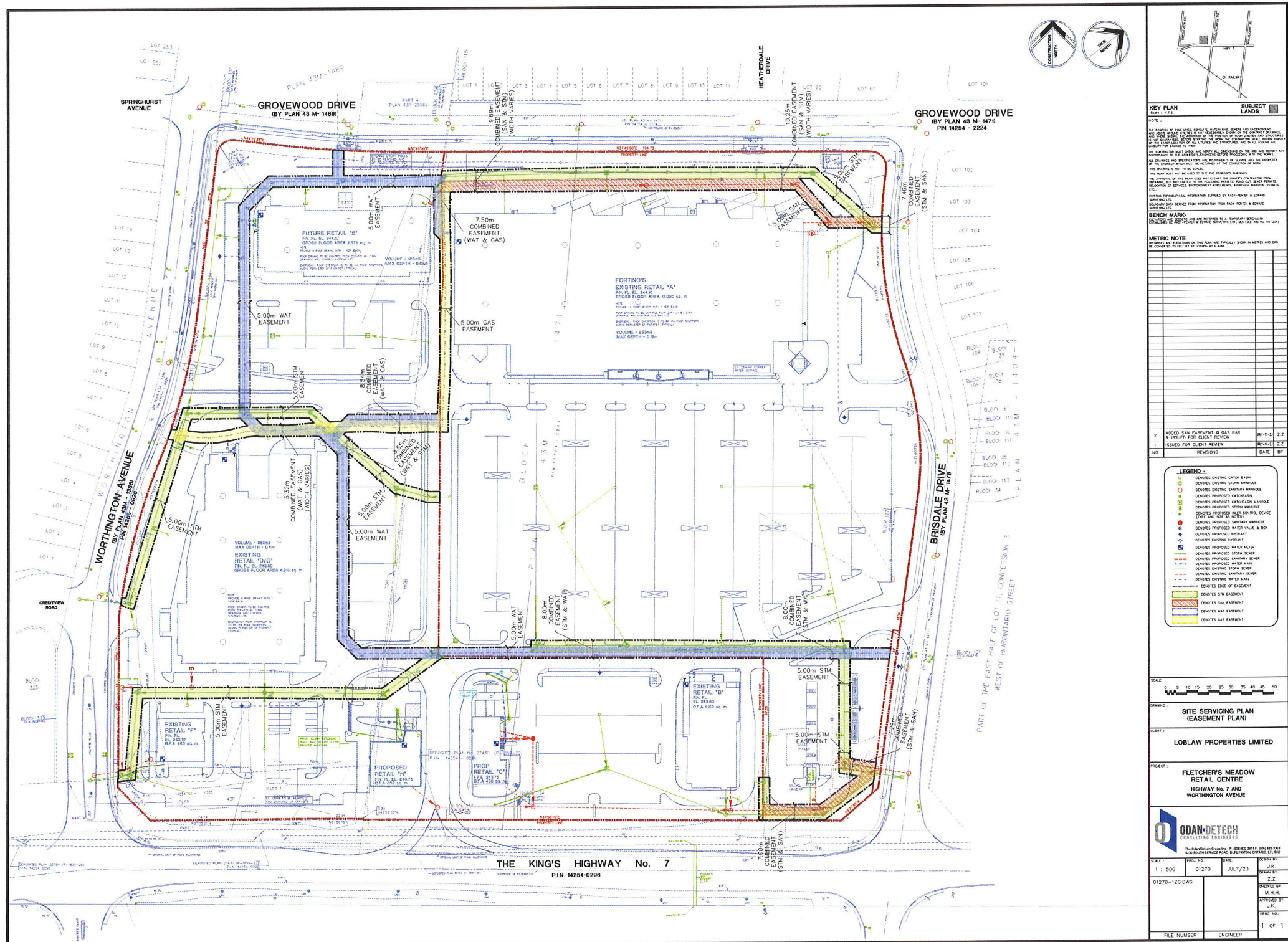
	Izjava o postavljanju kandidata	Broj: 112 Beograd, 12. oktobra 2012.	Izjava o postavljanju kandidata za izbor u radno mesto	Broj: 112 Beograd, 12. oktobra 2012.	Izjava o postavljanju kandidata za izbor u radno mesto	Broj: 112 Beograd, 12. oktobra 2012.
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[illegible]

Service	Percentage of Respondents
Services on the Web	80%
Services on the Phone	50%
Water on the Web	30%
Water on the Phone	20%
Services on the App	10%











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.



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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\* 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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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)		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
PR502523	2003/09/11	NOTICE OF LEASE		CABBAGE PATCH DEVELOPMENTS INC.	LIQUOR CONTROL BOARD OF ONTARIO	C

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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						

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
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				
PR2210618	2012/06/13	NOTICE OF LEASE	\$2	CABBAGE PATCH DEVELOPMENTS INC.	LIQUOR CONTROL BOARD OF ONTARIO	C
		REMARKS: EXPIRES 2026/09/30				
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.				

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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) REMARKS: SITE PLAN AGREEMENT		THE CORPORATION OF THE CITY OF BRAMPTON		C
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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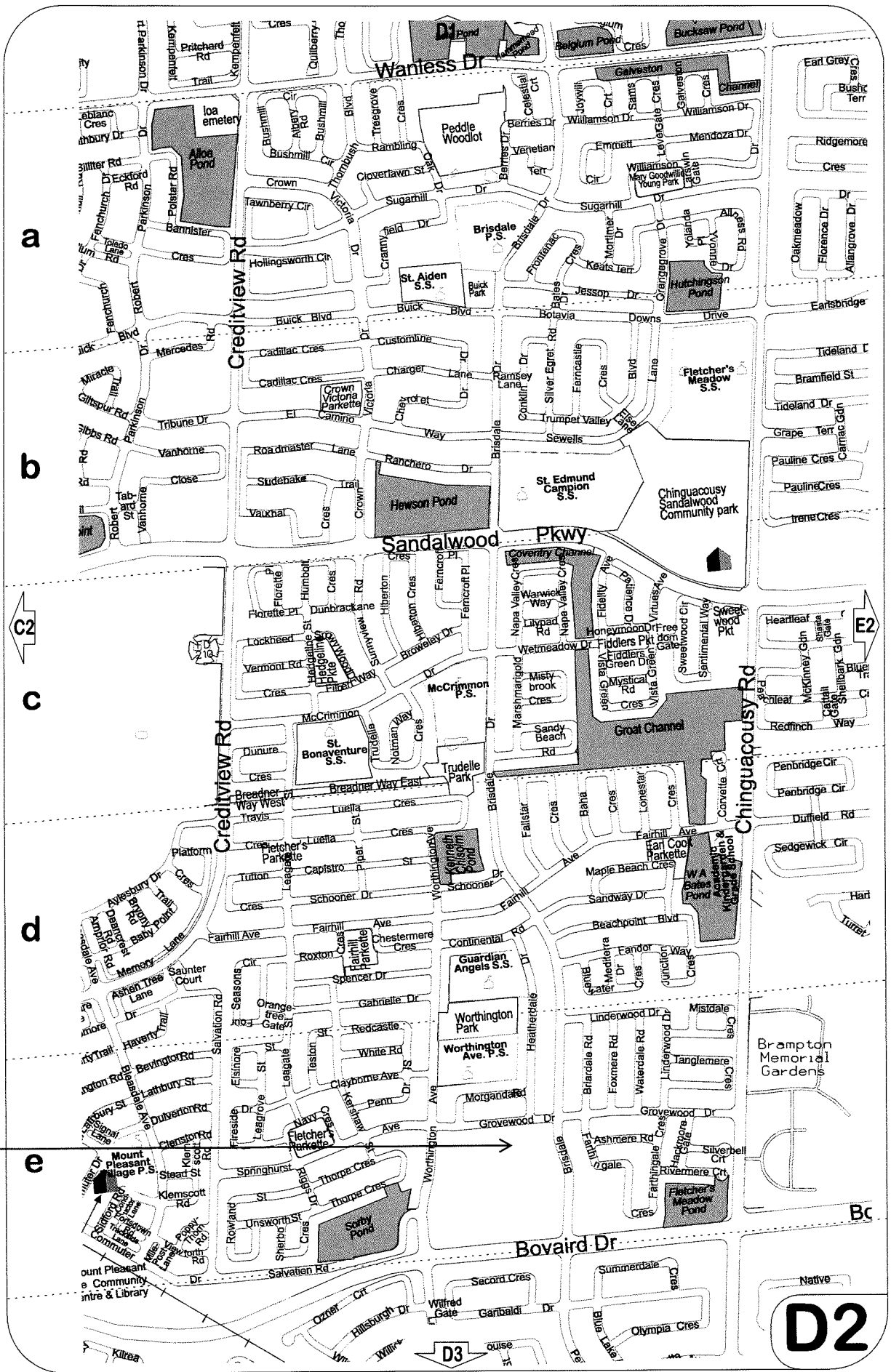


\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

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



**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

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**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).
- 

**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.





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