



Zelinka Priamo Ltd.

LAND USE PLANNERS

B-2023-0027

VIA EMAIL

September 26, 2023

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Attention: Ms. Clara Vani, Legislative Coordinator

Dear Ms. Vani

**Re: Application for Consent for a Lease Period in Excess of 21 Years
Canadian Tire Properties Inc.
10021 and 10031 McLaughlin Road
Brampton, ON, L7A 2X5**

Our File: CAT/BRM/23-01

On behalf of Canadian Tire Properties Inc. (the "Owner"), Canadian Tire Real Estate Investment Trust (CT REIT) Limited Partnership (the "Landlord"), and Canadian Tire Real Estate Limited (the "Lessee" and the "Tenant"), Zelinka Priamo Ltd. is pleased to submit an application for Consent for a lease period in excess of 21 years for the above noted lands. The lease relates to lands known Municipally as 10021 and 10031 McLaughlin Road, Brampton (the "Subject Lands").

Background

The Subject Lands are comprised of a parcel totalling approximately 3.5 hectares (8.7 acres) and are currently developed with an existing Canadian Tire store, and associated gas bar and car wash.

The Subject Lands are designated "*Urban Area*" in the Region of Peel Official Plan; are within the "*Business Corridor*" land use designation in the City of Brampton Official Plan and are designated "*District Retail*" according to Schedule 1, Snelgrove-Heart Lake Secondary Plan Area 1. Under the City of Brampton Zoning By-law 270-2004, as amended, the Subject Lands are zoned "*C3-1108 (Commercial 3, Special Section 1108)*". We note that there are minor variances applicable to the Subject Lands (File No.: A04-003) and that the subject lands are subject to an application for Site Plan Approval Basic related to the expansion of the Canadian Tire store (File. No. SPA-2022-0155).

Purpose

The purpose of the application is to request a consent for a lease period in excess of 21 years, to facilitate a long-term lease between the Landlord and the Tenant. Based on the enclosed consent sketch, the lease relates to the Canadian Tire store on Parts 1 to 7 on the draft R-plan. The gas bar and car wash portion of the lands on Parts 8 and 9 on the draft R-plan are not subject to the lease.

The term of lease is summarized as follows:

- Original Lease (dated October 22, 2013): Period of 15 years, 6 months, 10 days, commencing on October 22, 2013, with extension terms of six (6) consecutive five (5) year periods and one (1) period of three (3) years, five (5) months and twenty (20) days; and
- Lease Amending Agreement (dated April 21, 2022): The Tenant exercised their First and Second Extension Terms of the Lease as amended, commencing on May 3, 2029 and expiring on May 2, 2039. Accordingly, a Planning Act Consent is needed as the Term is longer than 21 years.

Submission Requirements

As confirmed in an email dated May 25, 2023, please find enclosed the following materials under a digital submission:

- Cover Letter;
- Application Form, signed by the owner;
- Existing Site Plan;
- Consent Sketch showing area subject to lease;
- Draft Reference Plan; and
- Parcel Register.

The following application fees will be paid by cheque sent to the municipal offices:

- A cheque in the amount of \$4,391.00 made payable to the City of Brampton for the application fee; and
- As confirmed by Region of Peel staff, no Regional application fee is required prior to the Committee of Adjustment meeting. After the Committee of Adjustment meeting, Staff will advise if a review fee is required.

We trust that the enclosed information is complete and satisfactory. Should you have any questions, or if you require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPl, MCIP, RPP
Principal Planner

cc: Canadian Tire Properties Inc.
CT REIT Limited Partnership
Canadian Tire Real Estate Limited



APPLICATION NUMBER: "B" -2023-0027

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 Address

Canadian Tire Properties Inc.
(print given and family names in full)
2180 Yonge St., 15th Floor, Toronto Ontario M4P 2V8

Phone #

416-480-2029

Fax #

416-480-3216

Email

eva.freudman@ctreit.com
- (b)

Name of Authorized Agent

Zelinka Priamo Ltd. (Attn: Jonathan Rodger)

Address

20 Maud Street, Suite 305, Toronto, ON M5V 2M5

Phone #

416-622-6064

Fax #

Email

Jonathan.r@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: Consent for a lease in excess of 21 years.
3.

If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

Canadian Tire Real Estate Limited
4.

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

a) Name of Street

McLaughlin Road

Number

10021 and 10031

b) Concession No.

See parcel register

Lot(s)

c) Registered Plan No.

See parcel register

Lot(s)

d) Reference Plan No.

See parcel register

Lot(s)

e) Assessment Roll No.

10-06-0-001-28700-0000

Geographic or Former Township

See parcel register
5.

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

Yes ☒ No ☐

Specify: Easement (No. PR361708), In Favour of North American (Bovaird) Corporation, First Capital (McLaughlin Corporation)

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

a)

Frontage

+/- 113 m on Bovaird

Depth

Variable

Area

+/- 3.06 Hectares

b)

Existing Use

Commercial

Proposed Use

Commercial

c)

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

(existing) Canadian Tire Store

(proposed) No changes proposed

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☒

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

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

N/A

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☒

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☒

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

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

a)

Frontage

+/- 56 m on McLaughlin

Depth

Variable

Area

+/- 0.43 Hectares

b)

Existing Use

Commercial

Proposed Use

Commercial

c)

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

(existing)) Gas Bar

(proposed) No changes proposed

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☒

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

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

N/A

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☒

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☒

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

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>Commercial Three (C3-1108)</u>	<u>Commercial Three (C3-1008)</u>
Official Plans		
City of Brampton	<u>Business Corridor</u>	<u>Business Corridor</u>
Region of Peel	<u>Urban Area</u>	<u>Urban 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	A04-003	Approved
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 Toronto
this 21 day of September 2023

DocuSigned by
Jodi Shpiqel
SVP, Real Estate, CR
REIT
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, Jonathan Rodger of the City of Toronto
in the County/District/Regional Municipality of solemnly declare that all the statements contained in t
application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act"

Declared before me at the City of Toronto
in the of
This 26 day of September 2023

Signature of applicant/solicitor/authorized agent, etc

Signature of a Commissioner, etc

DAVID JOHN HANNAM, a Commissioner, etc,
Province of Ontario, for Zellinka Priamo 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	
<u>L Barbutto</u> Zoning Officer	<u>October 3, 2023</u> Date

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Canadian Tire Properties Inc.,
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1.

Signing and filing the application(s) on behalf of the undersigned;

Zelinka Priamo Ltd.

(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2.

Representing the undersigned before the Committee of Adjustment,

Zelinka Priamo Ltd.

(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3.

Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

Zelinka Priamo Ltd.

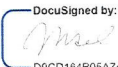
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 21 day of September, 2023.

DocuSigned by:



D9CD164B05A744B

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

Jodi Shpigel
SVP, Real Estate, CT REIT

(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

NOTES:

1.

If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2.

If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3.

If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

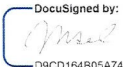
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 10021 and 10031 McLaughlin Road, Brampton, Ontario, L7A 2X5

I/We, Canadian Tire Properties Inc.
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 21 day of September, **2023**.


D9CD164B05A744B...
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Jodi Shpigel
SVP, Real Estate, CT REIT
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

Figure 1
Consent Sketch

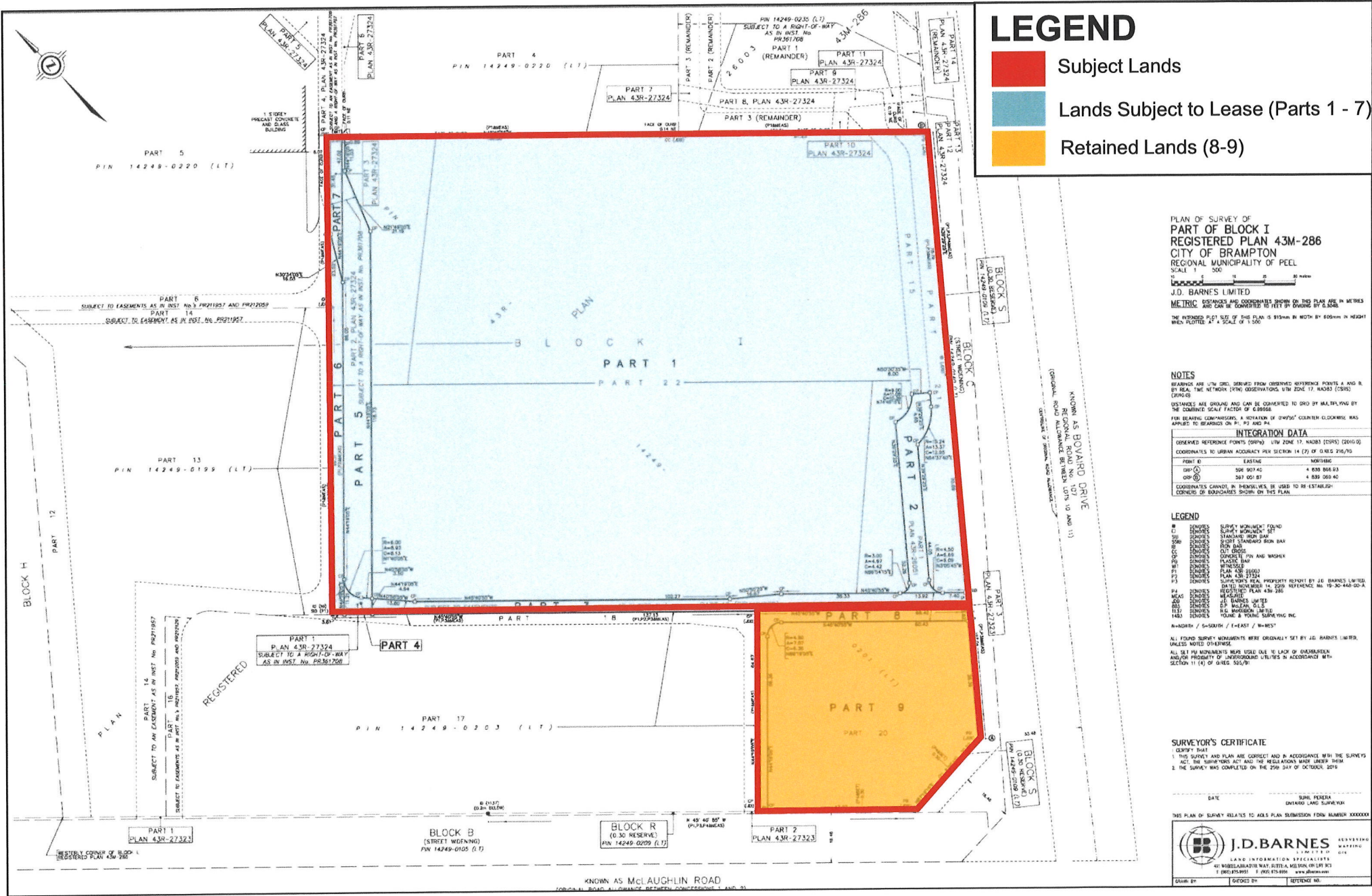
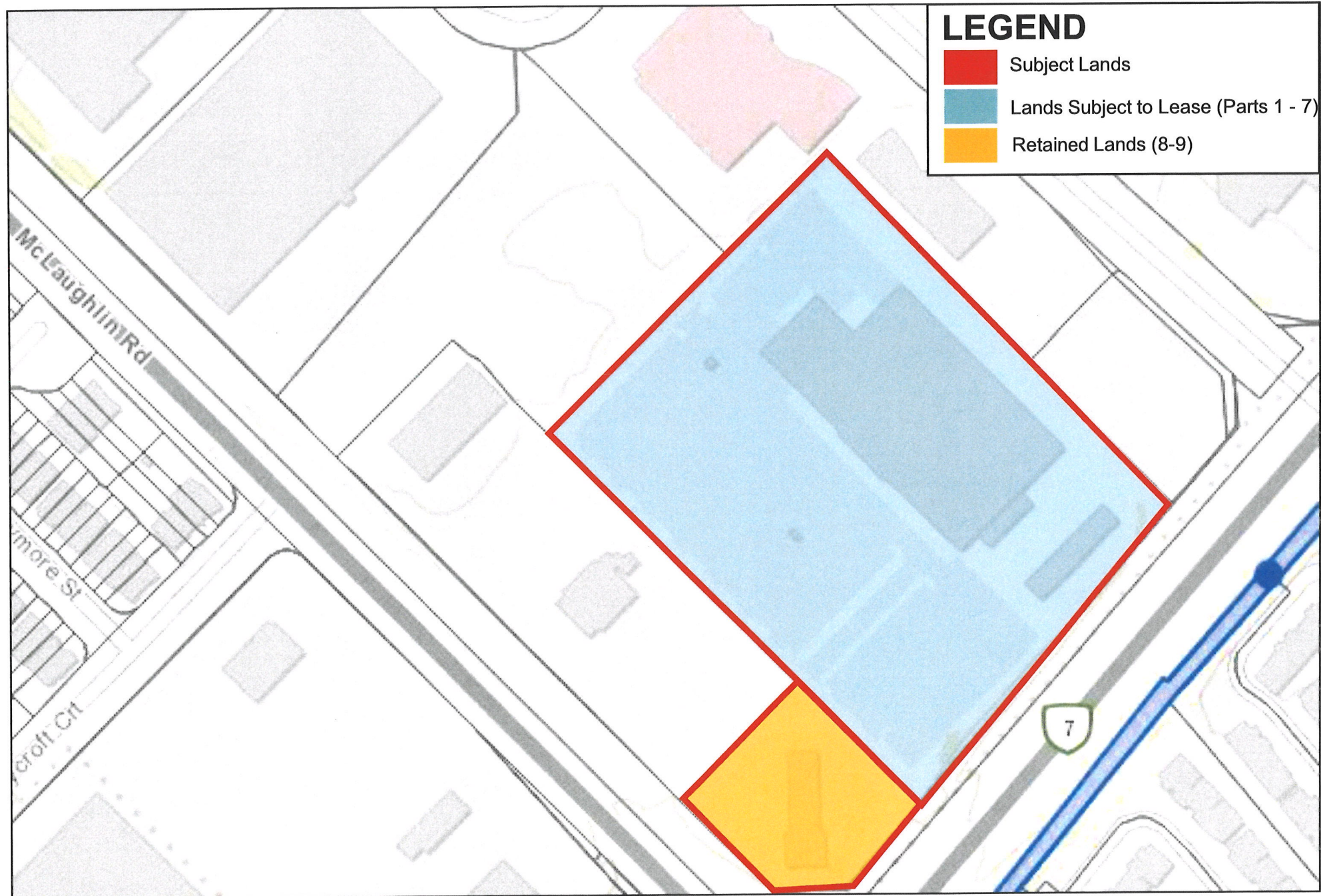
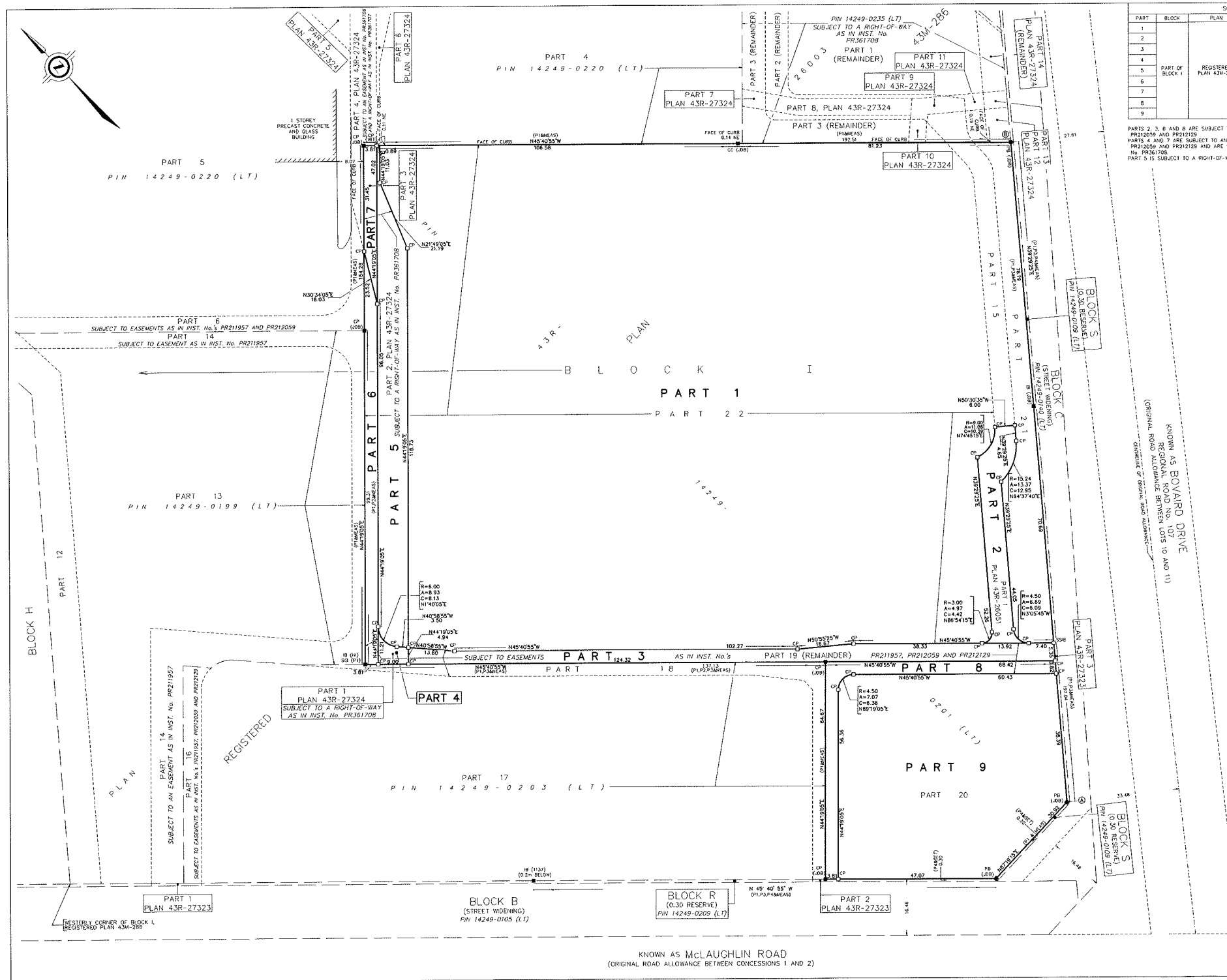


Figure 2
Consent Sketch





SCHEDULE			
PART	BLOCK	PLAN	PIN
1	PART OF BLOCK I	REGISTERED PLAN 43M-286	PART OF PIN 14249-0201 (LT)
2			
3			
4			
5			
6			
7			
8			

PARTS 2, 3, 6 AND 8 ARE SUBJECT TO AN EASEMENT AS IN INST. No. PR211957, PR212059 AND PR212129.
PARTS 4 AND 7 ARE SUBJECT TO AN EASEMENT AS IN INST. No. PR211957, PR212059 AND PR212129 AND ARE SUBJECT TO A RIGHT-OF-WAY AS IN INST. No. PR361708.
PART 5 IS SUBJECT TO A RIGHT-OF-WAY AS IN INST. No. PR361708.

PLAN OF SURVEY OF
PART OF BLOCK I
REGISTERED PLAN 43M-286
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 500
J.D. BARNES LIMITED
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
THE INTERSED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:500

NOTES			
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).			
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99968.			
FOR BEARING COMPARISONS, A ROTATION OF 0°49'55" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PL 1, 2 AND 14.			
INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPS) - UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	596 907.40	4 838 856.93	
ORP (B)	597 051.87	4 839 089.40	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN AND WASHER
 - PB DENOTES PLASTIC BAR
 - W DENOTES WITNESSED
 - P1 DENOTES PLAN 43R-28033
 - P2 DENOTES PLAN 43R-27324
 - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, DATED NOVEMBER 14, 2019, REFERENCE NO. 19-30-448-00-A.
 - P4 DENOTES REGISTERED PLAN 43M-286
 - MEAS DENOTES MEASUREMENT
 - JB DENOTES J.D. BARNES LIMITED
 - MB DENOTES M.P. MURPHY, O.L.S.
 - 1137 DENOTES R.G. MCKIBBIN LIMITED
 - 1453 DENOTES YOUNG & YOUNG SURVEYING INC.
- N= NORTH / S= SOUTH / E= EAST / W= WEST
- ALL FOUND SURVEY MONUMENTS WERE ORIGINALLY SET BY J.D. BARNES LIMITED, UNLESS NOTED OTHERWISE.
- ALL SET PIN MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG, 325/91.

SURVEYOR'S CERTIFICATE

1. CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF OCTOBER, 2019.

DATE _____ SURV. PERERA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX

J.D. BARNES LIMITED
SURVEYING & MAPPING
LAND INFORMATION SPECIALISTS
40 WEBB LAKENAWAY, SUITE A, MILTON, ONT L7L 1C1
T: (905) 875-9951 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: MA	CHECKED BY: SP	REFERENCE NO: 19-30-448-03-A
FILE: © 19-30-448-03-A Drawing 19-30-448-03-A.dwg		DATED: AUGUST 1TH, 2023
PLOTTED:		8/7/2023

CT REIT LIMITED PARTNERSHIP
2180 YONGE ST - 15TH FLOOR
TORONTO, ON M4P 2V8



CITY OF BRAMPTON
PO BOX 4263, STATION A
TORONTO ON M5W 5T5
CANADA

000132

INFORMATION

VENDOR
VENDEUR: v0000096
DATE: 09/01/2023
CHEQUE NO.
NO DU CHEQUE: 000016777

ACCOUNT DETAILS / RENSEIGNEMENTS SUR LE COMPTE

INVOICE DATE DATE DE LA FACTURE	INVOICE NUMBER NO DE FACTURE	INVOICE AMOUNT MONTANT DE LA FACTURE	DISCOUNT AMOUNT ESCOMPTE	INVOICE NET AMOUNT MONTANT NET DE LA FACTURE
09/01/2023	Cheq1	4,391.00		4,391.00

CT REIT LIMITED PARTNERSHIP

PLEASE DETACH BEFORE DEPOSITING / DÉTACHEZ ET CONSERVEZ CE RELEVÉ

707BMONC 008422.NO_INS EV10 E ca/000132/000133/i

CT REIT LIMITED PARTNERSHIP
2180 YONGE ST - 15TH FLOOR
TORONTO, ON M4P 2V8

BANK OF MONTREAL
FIRST CANADIAN PLACE
100 KING ST W
TORONTO, ON M5X 1A3
00022-001



000016777

PAY / PAYEZ

Date 09 01 2023
MM DD YYYY

***FOUR THOUSAND THREE HUNDRED NINETY-ONE DOLLARS AND ZERO
CENTS CANADIAN FUNDS ONLY***

\$*****4,391.00

TO THE
ORDER
OF
CITY OF BRAMPTON
PO BOX 4263, STATION A
TORONTO ON M5W 5T5
CANADA

CAD

[Signature]

AUTHORIZED SIGNATURES / SIGNATURES AUTORISÉES

0000 16 7 7 7 00 4 4 3 2 00 1 1 1 9 9 4 7 8 9

PROPERTY DESCRIPTION:

PT BLK I PL 43M286 DES AS PTS 15, 19, 20, 21 & 22, 43R26003 ; S/T EASE IN FAVOUR OF PT BLKS I & H ,PL 43M286 DES AS PTS 9, 10, 11, 12, 13 & 14, 43R26003 OVER PT BLK I, PL 43M286 DES AS PTS 19,43R26003 SAVE & EXCEPT PT 1, 43R26051 AS IN PR211957. S/T EASE IN FAVOUR OF PT BLK I, PL 43M286 DES AS PTS 4, 5, 6, 7 & 8, 43R26003 OVER PT BLK I, PL43M286 DES AS PTS 19, 43R26003 SAVE & EXCEPT PT 1, 43R-26051 AS IN PR212059. S/T EASE IN FAVOUR OF PT BLK I, PL 43M286 DES AS PTS 1, 2, 3, 16, 17 & 18, 43R26003 OVER PT BLK I, PL 43M286 DES AS PT 19, 43R- 26003 S & E PT 1, 43R26051 AS IN PR212129. T/W EASE OVER PT BLKS H & I PL 43M286 , PTS "10,11 & 14", 43R26003 AS IN PR211957. T/W EASE OVER PT BLKS H & I, PL 43M286 DES AS PTS 6 & 7, 43R26003 AS IN PR212059. T/W EASE OVER PT BLK I, PL 43M286 DES AS PTS 16 & 18, 43R26003 AS IN PR212129. (S/T LT296667, LT299310, LT1841367 & PR164469)"AMENDED BY C.NORMAN 2002/06/24". T/W AN EASEMENT OVER PT BLK 1, PL 43M286, DES AS PTS 9,10,11,12,13,14 ON 43R27324 IN FAVOUR OF PT BLK 1, 43M286,DES PTS 15,19,20,21,22 ON 43R26003 AS IN PR362340. (S/TLT193612,LT299310,LT1841367,LT164469,PR212160,PR243245,PR283725,P R343440,PR343441,PR343445). T/W ROW OVER PT BLK I, PL 43M286, DES PTS 4, 5 & 6 PL 43R27324, IN FAVOUR OF PT BLK I, PL 43M286, DES PTS 15, 19, 20, 21 & 22 PL 43R26003, AS IN PR361707. S/T ROW OVER PT BLK I, PL 43M286, DES PTS 1, 2 & 3 PL 43R27324, IN FAVOUR OF PT BLK I, PL 43M286, DES PTS 16, 17 & 18 PL 43R26003, AS IN PR361708.; CITY OF BRAMPTON

PROPERTY REMARKS:

CONSENT OF THE COMMITTEE OF ADJUSTMENT OF THE CITY OF BRAMPTON ATTACHED TO PR212129.

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

DIVISION FROM 14249-0016

PIN CREATION DATE:

2002/03/26

OWNERS' NAMES

CANADIAN TIRE PROPERTIES INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2002/03/26 **		
LT193612	1978/10/26	NOTICE			THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
43R6983	1979/07/04	PLAN REFERENCE				C
LT299310	1981/01/06	BYLAW				C
LT1841367	1998/06/25	NOTICE		ROYAL BANK OF CANADA	THE CORPORATION OF THE CITY OF BRAMPTON	C
PR164469	2001/11/08	NOTICE		ROYAL BANK OF CANADA 1249554 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF BRAMPTON	C
43R26003	2002/02/01	PLAN REFERENCE				C
43R26051	2002/02/21	PLAN REFERENCE				C
PR212129	2002/03/05	TRANSFER		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA	NORTH AMERICAN (MCLAUGHLIN) CORPORATION	
PR212130	2002/03/05	NOTICE		NORTH AMERICAN (MCLAUGHLIN) CORPORATION	NORTH AMERICAN (BOVAIRD) CORPORATION FIRST CAPITAL (MCLAUGHLIN) CORPORATION LEON HOLDINGS (1967) LIMITED 1238177 ONTARIO INC.	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

14249-0201 (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
PR212161	2002/03/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** NORTH AMERICAN (MCLAUGHLIN) CORPORATION NORTH AMERICAN (BOVAIRD) CORPORATION FIRST CAPITAL (MCLAUGHLIN) CORPORATION	ROYAL BANK OF CANADA	
PR229133	2002/04/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
		REMARKS: RE: PR212161				
PR234739	2002/04/25	TRANSFER		*** COMPLETELY DELETED *** NORTH AMERICAN (MCLAUGHLIN) CORPORATION	FIRST CAPITAL (MCLAUGHLIN) CORPORATION	
PR234740	2002/04/25	CHARGE		*** COMPLETELY DELETED *** NORTH AMERICAN (MCLAUGHLIN) CORPORATION	FIRST CAPITAL REALTY INC.	
PR243245	2002/05/13	NOTICE	\$2	THE CORPORATION OF THE CITY OF BRAMPTON		C
		REMARKS: SITE PLAN AGREEMENT				
43R27324	2002/07/16	PLAN REFERENCE				C
PR283723	2002/07/24	TRANSFER		*** COMPLETELY DELETED *** NORTH AMERICAN (MCLAUGHLIN) CORPORATION FIRST CAPITAL (MCLAUGHLIN) CORPORATION	CANADIAN TIRE REAL ESTATE LIMITED	
		REMARKS: PLANNING ACT STATEMENTS				
PR283724	2002/07/24	APL ANNEX REST COV		CANADIAN TIRE REAL ESTATE LIMITED		C
PR283726	2002/07/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRST CAPITAL REALTY INC.		
		REMARKS: RE: PR234740				
PR343445	2002/11/06	NOTICE		NORTH AMERICAN (BOVAIRD) CORPORATION FIRST CAPITAL (MCLAUGHLIN) CORPORATION	1238177 ONTARIO INC. LEON HOLDINGS (1967) LIMITED CANADIAN TIRE REAL ESTATE LIMITED 1547094 ONTARIO INC.	C
		REMARKS: AMENDING PR212060, PR212130, PR211958, PR212160				
PR358448	2002/12/04	NO OPTION PURCHASE		*** COMPLETELY DELETED *** CANADIAN TIRE REAL ESTATE LIMITED	NORTH AMERICAN (MCLAUGHLIN) CORPORATION FIRST CAPITAL (MCLAUGHLIN) CORPORATION	
PR361708	2002/12/10	TRANSFER EASEMENT	\$2	CANADIAN TIRE REAL ESTATE LIMITED	NORTH AMERICAN (BOVAIRD) CORPORATION FIRST CAPITAL (MCLAUGHLIN) CORPORATION	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR387326	2003/02/03	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** 1458451 ONTARIO LIMITED		
PR400831	2003/03/04	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED ***	1458451 ONTARIO LIMITED	
REMARKS: RE: PR387326						
PR537052	2003/11/04	NOTICE	\$2	NORTH AMERICAN (BOVAIRD) CORPORATION FIRST CAPITAL (MCLAUGHLIN) CORPORATION CITY OF BRAMPTON AS TO PTS. 1, 2 & 3, PL 43R27324 IS ATTACHED.		C
REMARKS: CONSENT OF THE COMMITTEE OF ADJUSTMENT OF THE						
PR640155	2004/05/18	NOTICE		THE CORPORATION OF THE CITY OF BRAMPTON		C
PR695918	2004/08/11	NOTICE	\$2	THE CORPORATION OF THE CITY OF BRAMPTON		C
PR719323	2004/09/16	APL (GENERAL)		*** COMPLETELY DELETED *** CANADIAN TIRE REAL ESTATE LIMITED	NORTH AMERICAN (MCLAUGHLIN) CORPORATION FIRST CAPITAL (MCLAUGHLIN) CORPORATION	
REMARKS: DELETES PR358448						
PR818714	2005/03/16	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
REMARKS: BY-LAW 60-2005 TO REPEAL BY-LAWS EXEMPTING LANDS FROM PART LOT CONTROL						
PR1978192	2011/03/23	NOTICE OF LEASE		MSPC I GENERAL PARTNER INC.	MSPC I GENERAL PARTNER INC. MOM I LIMITED PARTNERSHIP	C
PR2307354	2012/12/10	NO ASSG LESSEE INT		MSPC I GENERAL PARTNER INC. MOM I LIMITED PARTNERSHIP	MOM SOLAR GP INC. MOM SOLAR LIMITED PARTNERSHIP	C
REMARKS: PR1978192.						
PR2310653	2012/12/14	NO CHARGE LEASE		*** COMPLETELY DELETED *** MOM SOLAR GP INC. MOM SOLAR LIMITED PARTNERSHIP	BNY TRUST COMPANY OF CANADA	
REMARKS: PR1978192.						
PR2411439	2013/08/02	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR, LRO NO. 43	PR319114, PR343445, PR361706	
REMARKS: DELETES LT193612, LT296667, LT299310, LT1841367, PR164469, PR212060, PR212165, PR301652, PR301846, PR317201, FROM THE THUMBNAIL DESCRIPTION.						
PR2449328	2013/10/18	TRANSFER		CANADIAN TIRE REAL ESTATE LIMITED	CANADIAN TIRE PROPERTIES INC.	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR2562433	2014/07/09	NOTICE OF LEASE		CANADIAN TIRE PROPERTIES INC.	CANADIAN TIRE REAL ESTATE LIMITED	C
PR2562434	2014/07/09	APL ANNEX REST COV		CANADIAN TIRE PROPERTIES INC.		C
PR2562435	2014/07/09	NOTICE OF LEASE		CANADIAN TIRE PROPERTIES INC.	CANADIAN TIRE CORPORATION, LIMITED	C
PR2562436	2014/07/09	APL ANNEX REST COV		CANADIAN TIRE PROPERTIES INC.		C
PR2596003	2014/09/08	NOTICE		\$2 CANADIAN TIRE PROPERTIES INC.	CANADIAN TIRE REAL ESTATE LIMITED	C
PR2596008	2014/09/08	NOTICE		\$2 CANADIAN TIRE PROPERTIES INC.	CANADIAN TIRE CORPORATION, LIMITED	C
PR2922835	2016/06/01	NO CHARGE LEASE	\$100,000,000	MOM SOLAR GP INC. MOM SOLAR LIMITED PARTNERSHIP	STONEBRIDGE FINANCIAL CORPORATION	C
REMARKS: PR1978192.						
PR2924948	2016/06/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** BNY TRUST COMPANY OF CANADA		
REMARKS: PR2310653.						

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