

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/ApplicantTrio Global Inc., c/o Michel Chong

(print given and family names in full)

Address8305 Cote de Liesse, Saint Laurent, QC H4T 1G5

Phone #514-735-2582 ext 225Fax #514-735-2992

Emailmichel@triogroup.ca

(b) Name of Authorized AgentDillon Consulting Limited c/o Rukma Ramdennee & Raphael Romeral

Address51 Breithaupt Street, Suite 200, Kitchener, Ontario, N2H 5G5

Phone #519-571-9833 ext. 3177Fax #

Emailrramdennee@dillon.ca / rromeral@dillon.ca

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:Extended lease 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.

TIMWEN Partnership

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

a) Name of StreetMcLaughlin Road NorthNumber10041

b) Concession No.1Lot(s)11

c) Registered Plan No.M286 BLK 1Lot(s)

d) Reference Plan No.Lot(s)

e) Assessment Roll No.10-06-0-001-27880-0000Geographic or Former TownshipBrampton

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

Yes☒No☐

Specify:Easement in favour of the Corporation of the City of Brampton over part of BLK 1, PLAN 43M286, DESG as PTS 3 and 4.

6. Description of ^{LEASED}severed land: (in metric units)

a) Frontage 191.56m Depth Irregular Area 4469.81 m² (48,112.63 ft²)

b) Existing Use Commercial restaurant double drive through Proposed Use No change -Commercial restaurant

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

(existing) 1 standalone commercial restaurant with double drive through (Tim Horton's/ Wendys)

(proposed) No Change - 1 standalone commercial restaurant with double drive through (Tim Horton's/ Wendys)

d) Access will be by:	Existing	^{LEASED} 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	^{LEASED} Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):		

g) Sewage disposal will be by:	Existing	^{LEASED} 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):		

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

a) Frontage 191.56m Depth Irregular Area 12,424.98 sqm

b) Existing Use Commercial restaurant plaza Proposed Use No change - Commercial restaurant

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

(existing) 1 standalone commercial restaurant (Tim Hortons/ Wendys) and 1 standalone commercial building.

(proposed) No change -1 standalone commercial restaurant (Tim Hortons/ Wendys) and 1 standalone commercial building.

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

g)	Sewage disposal will be by:	Existing	<div>LEASED</div> <div>Proposed</div>
	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 <div>LEASED</div> <div>Severed</div>	Land to be Retained
Zoning By-Law	<u>Commercial</u>	<u>Commercial</u>
Official Plans		
City of Brampton	<u>Business Corridor</u>	<u>Business Corridor</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

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

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?

N/A - At the time of this application, neither the subject lands nor the proposed leased lands fall within the regulated area of any provincial plan currently in effect.

 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 of
this day of , 20 .

Check box if applicable:

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

☐ I have the authority to bind
the Corporation

DECLARATION

Rukma Ramdenee & Raphael Romeral
I, of Dillon Consulting Limited of the City of Kitchener

in the County/District/Regional Municipality of Waterloo 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 Windsor
in the County of Essex
this 29 day of September, 20 23.

Signature of applicant/solicitor/authorized agent, etc.

Signature of a Commissioner, etc.

MELANIE ANNE MUIR,
a Commissioner, etc., Province of Ontario,
for Dillon Consulting Limited.
Expires May 3, 2025.

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

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land.
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Trio Global Inc., c/o Michel Chong,
(Please print or type full name of the owner)


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

1. Signing and filing the application(s) on behalf of the undersigned;
1. Dillon Consulting Limited c/o Raphael Romeral;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2. Representing the undersigned before the Committee of Adjustment,
2. Dillon Consulting Limited c/o Rukma Ramdenee;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3. _____;
(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 24 day of May, 2023.


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

MICHEL CHONG, DIRECTOR OF FINANCE
(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 appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal sha hereto).
2. If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorizati
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointe specify by name(s) the person(s) of the firm or corporation that are appointed.

Form to Complete

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: 10041 McLaughlin Road, Brampton, ON

I/We, Trio Global Inc., c/o Michel Chong

please print/type the full name of the owner(s)

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

Dated this 24 day of May, 2023.



TRIO GLOBAL INC

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

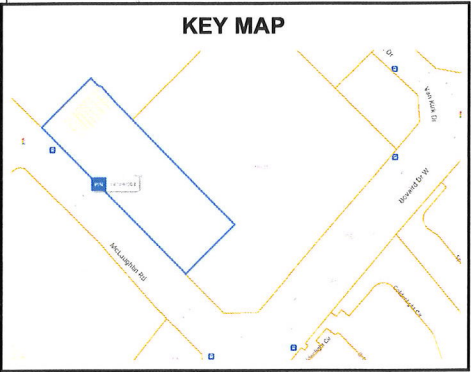
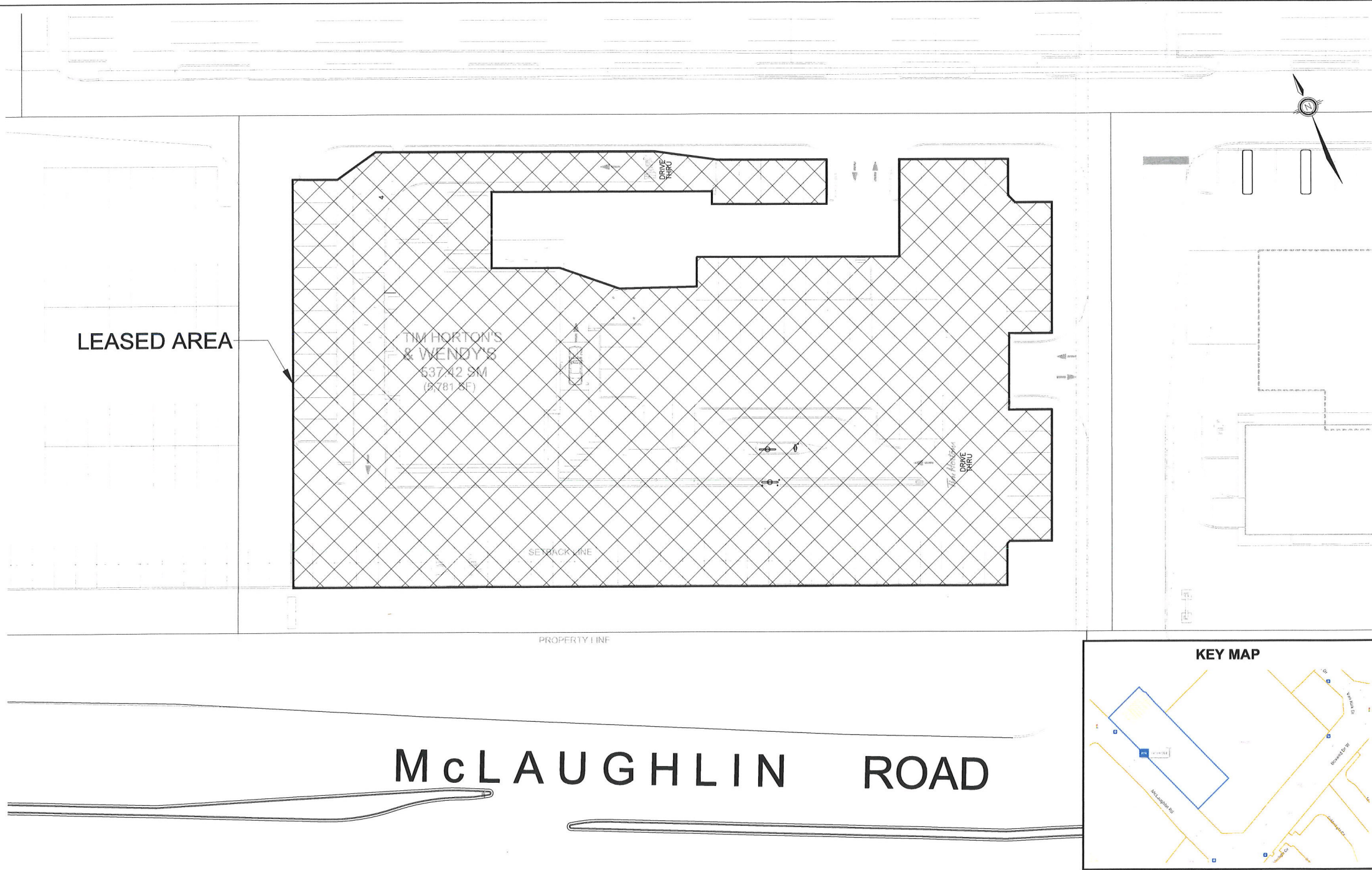
MICHEL CHONG

DIRECTOR OF FINANCE

(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



THE TDL GROUP CORPORATION

HEAD OFFICE 874 SINCLAIR ROAD DANVILLE, ON L9C 2Y1 Ph: (905) 845-6511 Fax: (905) 845-5551	WESTERN OFFICE 7460 - 51st STREET SE CALGARY, AB T2C 4B4 Ph: (403) 253-7420 Fax: (403) 253-7430	QUEBEC OFFICE 10090 CHEMIN COTE DE L'ESSE LACHEN, QC J8T 1A4 Ph: (514) 636-2333 Fax: (514) 636-5313	ATLANTIC OFFICE 476 McFILLION ROAD, BOX 280 DIEBOLT, NS B0M 1G0 Ph: (902) 663-2532 Fax: (902) 662-2501	US OFFICE 4150 TULLER ROAD TOULIN, OH 43017 Ph: (614) 791-4200 Fax: (614) 791-4234
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LEASED AREA

**NOT FOR CONSTRUCTION. NO SITE WORKS PROPOSED.
FOR ILLUSTRATION PURPOSES ONLY REGARDING AN
APPLICATION FOR CONSENT.**

1	8
2	9
3	10
4	11
5	12
6	13
7	14

PROJECT
10041 McLAUGHLIN ROAD
BRAMPTON, ONTARIO
RESTAURANT No. 2402

DRAWING TITLE:
SITE PLAN
DRAWN BY: JB
SCALE: 1:500

DRAWING NO.
SP1A

May 25, 2023

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

Attention: Jeanie Myers, Secretary Treasurer

Re: *Application for Consent for a Lease Greater than 21 Years*
Tim Hortons & Wendys Store #6660 & 102402 - 10041 McLaughlin Rd,
Brampton

Dillon Consulting Limited (Dillon) has been authorized by TIMWEN (the Landlord) to facilitate the Consent process under the Planning Act to permit the lease agreement registered on title between the Landlord and The TIMWEN Partnership (the Tenant) to be extended for a period of 21 years or greater at 6660 & 102402 - 10041 McLaughlin Rd, Brampton, ON (subject lands).

As required by the *Planning Act*, any conveyance of land or the creation of any interest or entitlement in land if it exceeds a period of 21 years or more pursuant to s. 50(3) unless relief is granted under the specific exception of s. 50(3)(f):

A consent is given to convey, mortgage or charge the land or grant, assign or exercise a power of appointment in respect of the land or enter into an agreement in respect of land or with the land

We understand the intent of this application is to seek relief from the *Planning Act* in order for the TIMWEN Partnership to remain in their current location for a period greater than 21 years, thus allowing the existing lease agreement to be extended. The purpose of giving Consent therefore is largely an administrative exercise. We confirm there are no other approvals under the *Planning Act* required or being applied for to create this interest in the property at this time.

Alignment with Provincial Policy

Under subsection 3(5) of the *Planning Act*, all decisions rendered by the Committee of Adjustment must be consistent with the *Provincial Policy Statement, 2020* and must conform with all provincial plans that may apply to the subject lands.

Conformity with Provincial Plans

At the time of this application, neither the dominant nor servient parcels fall within the regulated area of any provincial plan currently in effect.



235 Yorkland Blvd.
Suite 800
Toronto, Ontario
Canada
M2J 4Y8
Telephone
416.229.4646
Fax
416.229.4692

Application for Consent

This letter and associated submission materials constitute an application for Consent in support of the existing Tenant to continue operations.

Required Material	Copies	Dated
Application Form	1	May 24, 2022
Site Plan (11x17")	1	July 11, 2012 (April 25, 2022 mark up)

Enclosed with this application is a cheque in the amount of \$4,119.00 for the consent application fee for the Consent Application for the TIMWEN Store #6660 & 102402 - 10041 McLaughlin Rd, Brampton, Ontario.

Closing

On behalf of the landlord, we trust that this submission is to the satisfaction of the City of Brampton. Should you have any questions or wish to discuss this application, please contact Rukma Ramdenee by phone (519-571-9833 ext. 3177) or by email (rramdenee@dillon.ca).

Yours sincerely,

DILLON CONSULTING LIMITED



Rukma Ramdenee, Planner

AMC:xxx
Enclosure(s) or Attachment(s)
Our file: 22-3659