

APPLICATION # B-2020-0024
Ward # 9

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **BRAMPTON BRAMALEA CHRISTIAN FELLOWSHIP CHURCH INC.**

Purpose and Effect

The purpose of the application is to request the consent of the Committee to sever a parcel of land currently having a total area of approximately 3.4 hectares (8.4 acres). The proposed severed parcel has a frontage of approximately 107 metres (351.05 feet), a depth of approximately 202 metres (662.73 feet) and an area of approximately 1.6 hectares (3.95 acres). The effect of the application is to create a new lot for future residential purposes.

Location of Land:

Municipal Address: **11613 Bramalea Road**

Former Township: Chinguacousy

Legal Description: Part of Lot 17, Concession 5 EHS

Meeting

The Committee of Adjustment has appointed **TUESDAY, December 1, 2020 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton, for considering the application.**

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.**

PLEASE SEE ATTACHED PARTICIPTION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: NOVEMBER 26, 2020

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	YES	File Number: C05E17.006
Minor Variance:	NO	File Number:

Decision and Appeal

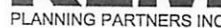
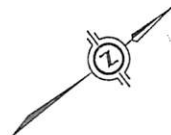
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at www.elto.gov.on.ca

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 12th Day of November, 2020

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
Jeanie.myers@brampton.ca



64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905) 669-4055 FAX: (905) 669-0087 design@klimpassion.com

Planning • Design • Development

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committee are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, November 26, 2020**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, November 27, 2020**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **4:30 pm, Friday, November 27, 2020**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

P – 3170

October 29, 2020

B-2020-0024

Clerks Department
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

**Attention: Ms. Jeanie Myers
Secretary – Treasurer**

**Re: Application for Consent
Brampton Bramalea Christian Fellowship Church
11613 Bramalea Road
City of Brampton
Region of Peel**

Dear Ms. Myers,

On behalf of our client, Brampton Bramalea Christian Fellowship Church, we are pleased to submit the enclosed consent application for lands located at 11613 Bramalea Road in Brampton, and legally described as Part of Lot 17, Concession 5 E.H.S.

The subject lands are located south of the intersection of Bramalea Road and Mayfield Road, more specifically, the southeast corner of Bramalea Road and Inspire Boulevard. The lands have an approximate frontage of approximately 107 metres along Inspire Blvd., a depth of approximately 202 metres 3.4 hectares (8.4 acres). The proposed lands to be severed recently received zoning approval for residential uses.

The subject lands are designated “Residential” and “Open Space” on Schedule A – General Land Use Designations in the City of Brampton Official Plan. Further, the subject lands are located within the Countryside Villages Secondary Plan Area 48 and are designated “Place of Worship” on Schedule 48(a). The “Place of Worship” designation permits both institutional and residential uses.

The proposed severed lands have been recently rezoned to the R3A(H)-3002 and R4A(H)-3001 by by-law 147-2020. A future site plan application will be filed in accordance with the recently approved Zoning By-law.

The subject lands form part of the adjacent southern lot containing the Bramalea Christian Fellowship Church. Previous consent applications were approved in order to create a block for the affordable rental building which is now under construction (2018) along with a consent application for a lot addition, which took excess lands from the affordable housing block and added them back into the Brampton Christian Fellowship Church lands. This proposed consent application seeks to create the residential development parcel, which has been rezoned to residential uses, so the lands can be conveyed to LIV Communities whom will ultimately develop this block for residential purposes, in accordance with the approved Zoning By-law.

Given the above, please find the following materials enclosed, in accordance with the requirements for the submission of an application for Consent:

1. One (1) original application form for Consent, fully executed;
2. One (1) cheque (000075) in the amount of \$3,883.00 and made payable to the City of Brampton and representing the fee for an application for Consent;
3. One (1) copy of the Consent Sketch, prepared by KLM Planning Partners Inc.

Trusting that the above and enclosed are in order, please do not hesitate to contact the undersigned should you have any comments or concerns.

Yours very truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'K MacKinnon', written in a cursive style.

Keith MacKinnon, BA, MCIP, RPP
Partner

cc. Pastor Randy Neilson
cc. Sylvain Rivet



The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Consent

(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.)
(print given and family names in full)

Address 11613 Bramalea Road Brampton Ontario L6R 0C2

Phone # 289.245.1300

Fax # _____

Email srivet@livhere.ca

(b) Name of Authorized Agent KLM Planning Partners Inc.

Address 64 Jardin Drive, Unit 1B, Concord ON L4K 3P3

Phone # (905) 669-4055

Fax # _____

Email kmackinnon@klmplanning.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: creation of a new lot

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.

Unknown

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

a) Name of Street Bramalea

Number 11613

b) Concession No. 5 E.H.S

Lot(s) 17

c) Registered Plan No. 43m-1938

Lot(s) _____

d) Reference Plan No. 43R-39398

Lot(s) _____

e) Assessment Roll No. 21100700080800000000

Geographic or Former Township _____

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

Yes



No



Specify:

access and servicing easements

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

- a) Frontage 107m Depth 202m approx. Area 1.6 HA approx.
- b) Existing Use Place of worship Proposed Use Residential
- c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
 (existing) NO STRUCTURES
 (proposed) currently unknown as site plan approval is required
- 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?
N/A
- f) Water supply will be by:
- | | Existing | Proposed |
|--|-------------------------------------|-------------------------------------|
| Publicly owned and operated water system | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lake or other body of water | <input type="checkbox"/> | <input type="checkbox"/> |
| Privately owned and operated individual or communal well | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify): | | |
- 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): | | |

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

- a) Frontage 56 m approx Depth 171 m approx. Area 1.8 HA approx.
- b) Existing Use Place of Worship Proposed Use Place of Worship
- c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
 (existing) One - place of worship
 (proposed) No change proposed

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 type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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>R3A(H)-3002 & R4A(H)-3001</u>	<u>I1</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>Residential</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 # B19-027 Status/Decision Approved

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☒ No ☐


Date of Transfer April 26, 2018 Land Use Residential

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	C05E17.006	Approved
Minister's Zoning Order		
Minor Variance	A19-085	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 Brampton
this 29 day of October, 2020



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, Keith MacKinnon of the Town of Innisfil
in the County/District/Regional Municipality of Simcoe solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act"

Declared before me at the City of Vaughan
in the Region of York
this 29 day of October, 2020



Signature of applicant/solicitor/authorized agent, etc.


Mirela Lamb,
a Commissioner, etc., Province of Ontario
for KLM Planning Partners Inc.
Expires July 31, 2023

Signature of a Commissioner, etc.

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

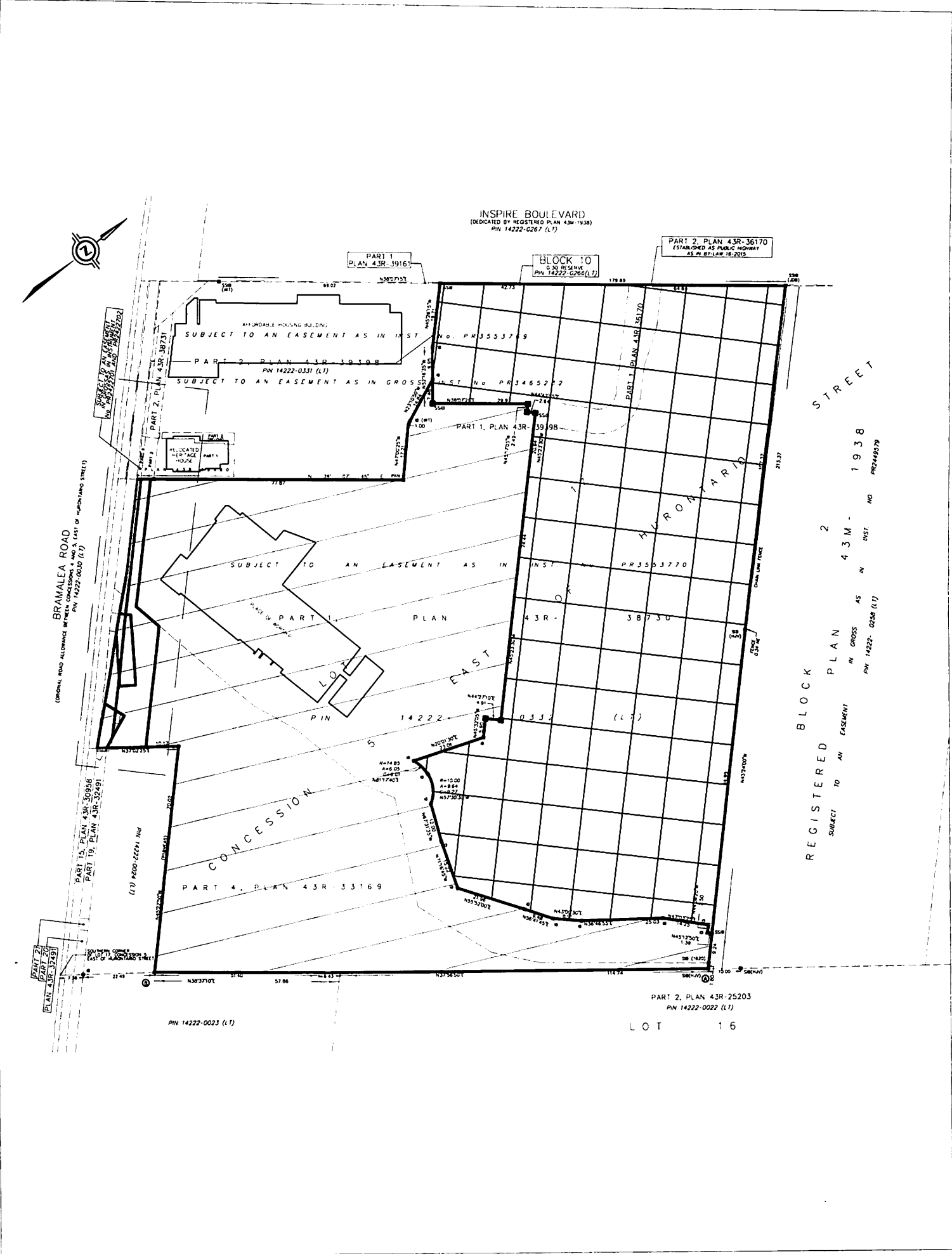
November 3, 2020

Date

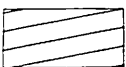
DATE RECEIVED

November 2, 2020

Consent Sketch



Severed Land



Retained Land



PROJECT No. P-3170

(3170Sketch_Oct302020) OCT 30, 2020

DWG. No. - 20:1

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3

TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplan.com

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B-2020-0024

