



NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **TACC HOLBURN CORPORATION**

Purpose and Effect

The purpose of the application is to request the consent of the Committee to the grant of an easement having a width of approximately 11 metres (36.09 feet), a depth of approximately 105.69 metres (346.75 feet) and an area of approximately 1,133 square feet (105.26 square metres). The effect of the application is to create an access easement over Block 140 on Plan 43M-2092 in favour of Block 139 on Plan 43M-2092.

Location of Land:

Municipal Address: **100 Rockspur Court**

Former Township: Toronto Gore

Legal Description: Part of lot 4, Concession 10 N.D.

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:	NO	File Number:
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

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.

November 3, 2020

MGP File: 19-2845

Jeanie Myers, Secretary Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street W
Brampton, ON L6Y 4R2

B-2020-0025

Via email: jeanie.myers@brampton.ca

Dear Ms. Myers:

**RE: Consent Application (Easement)
8863 The Gore Road (Employment Block)
TACC Holborn Corporation**

We are the land use planners to TACC Holborn Corporation ("TACC Holborn"), owners of 44 acres of land located at the northwest corner of Queen Street East and The Gore Road, municipally known as 8863 The Gore Road (the "TACC Holborn Lands").

The lands are subject to a Draft Plan of Subdivision application (21T-13004B) which was granted draft approval on May 21, 2020. Among other things, the Draft Plan created a 3.0-hectare employment block (Block 140) at the corner of Queen Street and the Gore Road. A site plan application is in progress for the employment block (City File Nos: SPA-2020-0013) to permit a three-storey office building. In addition, the Draft Plan also created a 0.74-hectare medium/high density block (Block 139) north of the employment block.

As part of the Draft Plan of Subdivision and employment block Site Plan application, it was determined that a right-of-way access easement would be required over the employment block (Block 140) in favour of the adjacent medium/high density block (Block 139). The purpose of this consent application is to establish this required easement and provide access for the medium/high density block to the public road, being Rockspur Court. For clarity, the application does not facilitate the severance of the lands.

A Preliminary Easement Reference Plan, prepared by David B. Searles Surveying Ltd, is submitted as part of the application and identifies 3 parts of land. Parts 2 and 3 are subject to the proposed access easement over Block 140 in favour of Block 139. A copy of the Block 140 Site Plan with Easement, prepared by Turner Fleischer Architects Inc., is also included as part of the application to provide greater context as to how the access easement will function. As shown on the Block 140 Site Plan, the full width of the easement will be 11m, which includes 8m for the access/right-of-way, and 3m of landscape buffer. Note that Parts 1 to 3 will be subject to a future sanitary easement.

Submission Materials

In support of the consent application, the following material will be submitted:

- Signed Consent Application Form;
- Cheque in the amount of \$3,883.00 for the Consent Application Fee;
- Preliminary Easement Reference Plan, prepared by David B. Searles Surveying Ltd, dated August 5, 2020.
- Easement Reference Sketch, prepared by Malone Given Parsons, dated November 2, 2020; and,
- Block 140 Site Plan with Easement, prepared by Turner Fleischer Architects Inc., Drawing No. SPA003, Revision date August 25, 2020.

Should you have any questions or concerns, please do not hesitate to contact me at 905-513-0170 ext. 112

Yours very truly,
Malone Given Parsons Ltd.



Lauren Capilongo, MCIP, RPP
Principal

cc: Mr. David Stewart, TACC Developments
Mr. James Stevenson, HBNG Holborn Group



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** TACC Holborn Corporation
(print given and family names in full)

Address 600 Applewood Crescent
Vaughan, Ontario

Phone # 905-760-7300 **Fax #** 905-669-9600

Email dstewart@tacc.com

(b) **Name of Authorized Agent** TACC Developments Inc.

Address 600 Applewood Crescent

Phone # 905-760-7300 **Fax #** 905-669-9600

Email dstewart@tacc.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 an access easement over Block 140 in favour of Block 139 on Plan 43M-

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.**

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

a) **Name of Street** Rockspur Court **Number** 100

b) **Concession No.** Concession 10 **Lot(s)** Part Lot 4

c) **Registered Plan No.** 21T-13004B **Lot(s)** Block 140

d) **Reference Plan No.** _____ **Lot(s)** _____

e) **Assessment Roll No.** 10-12-0-001-11100-0000 **Geographic or Former Township** Toronto Gore

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

Yes ☒ **No** ☐

Specify: Sanitary easement as in Instrument No.

6. Description of easement land: (in metric units) N/A

a) Frontage 11 m Depth 105.69 m Area ~1,133 sq. m.

b) Existing Use Vacant Proposed Use Private Right of Way

c) Number and use of buildings and structures (both existing and proposed) on the easement land:
(existing) N/A
(proposed) N/A

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 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 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):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input 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):	_____	

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

a) Frontage 160.47 m Depth 164.67 m Area 1.04 ha

b) Existing Use Vacant Proposed Use Office

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) N/A
(proposed) 3

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 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):	_____	

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):	_____	

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	Commercial Zone (O Reg 171/20)	Commercial Zone (O Reg 171/20)
Official Plans	Office and Special Land Use	Office and Special Land Use
City of Brampton	Policy Area 19 (OP2006-130)	Policy Area 19 (OP2006-130)
Region of Peel	Urban System	Urban System

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 # 21T-13004B Status/Decision Registered 43M-

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	C10E04.005	LPAT Approved
Zoning By-law Amendment	C10E04.005	Application Open
Minister's Zoning Order	O. Reg 171/20	Approved
Minor Variance		
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	21T-13004B	Approved

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 _____ Vaughan _____
this 1st day of _____ November _____, 20 20.



Signature of Applicant, or Authorized Agent, see note on next page
Silvio De Gasperi, President

Check box if applicable:

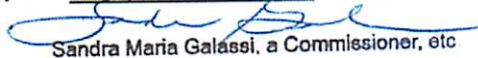
☒ I have the authority to bind the Corporation

DECLARATION


I, David Stewart of the _____ City _____ of _____ Mississauga _____
in the County/District/Regional Municipality of _____ Peel _____ 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 _____ Vaughan _____
Regional _____
in the Municipality _____ of _____ York _____

this 3 day of _____ November _____, 20 20.



Sandra Maria Galassi, a Commissioner, etc
Province of Ontario, for TACC Developments
Inc. and its associated companies.



Signature of applicant/solicitor/authorized agent, etc.

Signature of a Commissioner, etc. Expires August 8, 2022.

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.

Hothi S

Zoning Officer

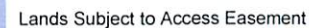
NOV. 04. 2020

Date

DATE RECEIVED

November 4, 2020

CONTRACT	7.64%	
BLOCK 140 STATISTICS		
BLOCK 340 SITE AREA	17.34 ACRES	103.07 HA
LANDSCAPE		
OFFICE A AREA	124,760.57	12,298.33 SQ. FT.
OFFICE B AREA	192,961.53	18,827.13 SQ. FT.
OFFICE C AREA	182,128.59	17,877.55 SQ. FT.
LANDSCAPE		
OFFICE A AREA	1,137.95	1,059.54 SQ. FT.
OFFICE B AREA	1,171.57	1,090.54 SQ. FT.
TOTAL BUILDING GROSS FLOOR AREA	348,759.73	323,200.52 SQ. FT.
TOTAL PARKING REQUIRED		8,191 CARS
(12% MIN. OF GROSS COMMERCIAL FLOOR AREA*)	3,742,000.00	4,000,000.00 SQ. FT.
TOTAL BARN AREA PARKING PROVIDED		21 CARS
12 - IN TOTAL NUMBER OF PARKING SPACES PROVIDED		10 CARS
TYPE A VAIN ACCESSIBLE TYPE B		10 CARS
TOTAL PARKING PROVIDED	8,884,000.00	9,421 CARS
AT GRACE UNDERGROUND		1,847,000.00 SQ. FT.
TOTAL BARN AREA PARKING PROVIDED		432 CARS
12 - IN TOTAL NUMBER OF PARKING SPACES PROVIDED		1,010 CARS
TYPE A VAIN ACCESSIBLE TYPE B		10 CARS
GROUND FLOOR AREA	138,979.57	13,022.15 SQ. FT.
CONTRACT		11.87%
NUMBER OF LANDING SPACES**		3 SPACES
(SPACES LESSER OF GROUND FLOOR AREA*)		
NUMBER OF BICYCLE SPACES		8 SPACES



Turner Fleischer Architects Inc.
67 Leavelle Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

SURVEY INFORMATION PROVIDED BY
DAVID B. SEARLES SURVEYING LTD.
4255 SHERWOODTOWN BLVD., SUITE 208, MISSISSAUGA, ONTARIO, L4Z 1Y5
TELEPHONE (905) 273-6840 FAX (905) 896-4410

CIVIL INFORMATION PROVIDED BY
SCHAEFFERS CONSULTING ENGINEERS
6 RIMROSE DRIVE, CONCORD, ONTARIO, L4K 4R3
TEL: (905) 881-1111 FAX: (905) 881-1112

ELECTRICAL INFORMATION PROVIDED BY
HAMMERSCHLAG + JOFFE INC.
COLUMBIA, OHIO 43086-9700

LANDSCAPE INFORMATION PROVIDED BY

MEIWE GROUP
255 WICKSTEED AVE, UNIT 1A, TORONTO, ONTARIO, M6H 1G8
TELEPHONE: (416) 449-7767 FAX: (416) 449-1805

OWNER
TACC DEVELOPMENTS
600 APPLEWOOD CRESCENT, VAUGHAN, ONTARIO, L4A 4B4
TELEPHONE (905) 760-7300 FAX (905) 449-8600

LEGEND



EXIT ARROW

CYCLING PATH

 STEEL PLATE
 CONCRETE SLOTTABLE

ACCESS EASEMENT

PROPERTY BOUNDARY

SIGN LEGEND

SYMBOL	SIGN	DESCRIPTION
A		STOP SIGN No. 1 (REGULATORY) WHITE REG. - LEGAL & MANDATORY

	RED OCT. BACKGROUND
	Y. DI. BDLT. & BLK. (300-402)---

BLACK STROKES,
WHITE RED, "RED WHITE" ON BLACK BACKGROUND,
BLACK (TINTED) & RED/BLACK,
WHITE RED, BACKGROUND

C1	PAYING \$100 RECEIVING \$100
C2	PAYING \$100 RECEIVING \$100

D		LEFT TURN ONLY SIGN R# 41 (2004 Edition) WHITE RED, STRIPES ON A RED BACKGROUND, WHITE ARROW, 10X10IN.
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		BLACK BACKGROUND
2-3		"DO NOT ENTER" SIGN 84-18 (600-4000)

[E]		REF: 19 (02/2000/07/11) RED REFL, LEGEND, BLACK BORDER, WHITE REFL, BACKGROUND
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18	2020-08-25	ISSUED FOR SPA	NO
19	2020-08-25	ISSUED FOR COORDINATION	NO

17	2020-08-10	ISSUED FOR COORDINATION	RC
18	2020-08-04	ISSUED FOR COORDINATION	RC
19	2020-07-30	ISSUED FOR COORDINATION	RC
14	2020-07-17	ISSUED FOR SPA	RC

18	2020-07-15	ISSUED FOR COORDINATION	RCM
17	2020-07-15	ISSUED FOR COORDINATION	RCM
11	2020-05-12	ISSUED FOR SPA	RM

#	2020-01-14	ISSUED FOR SPA	NO
#	DATE	DESCRIPTION	BY

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TACC Holborn Corp.

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PROJECT

THE CORE ROAD #

THE GORE ROAD &
QUEEN STREET EAST
- BLOCK 140 (OFFICE A)

BRAMPTON, ONTARIO

OVERALL SIZE PLAN

OVERALL SITE PLAN

PRE-2019-0017	
PROJECT NO. 16.201	

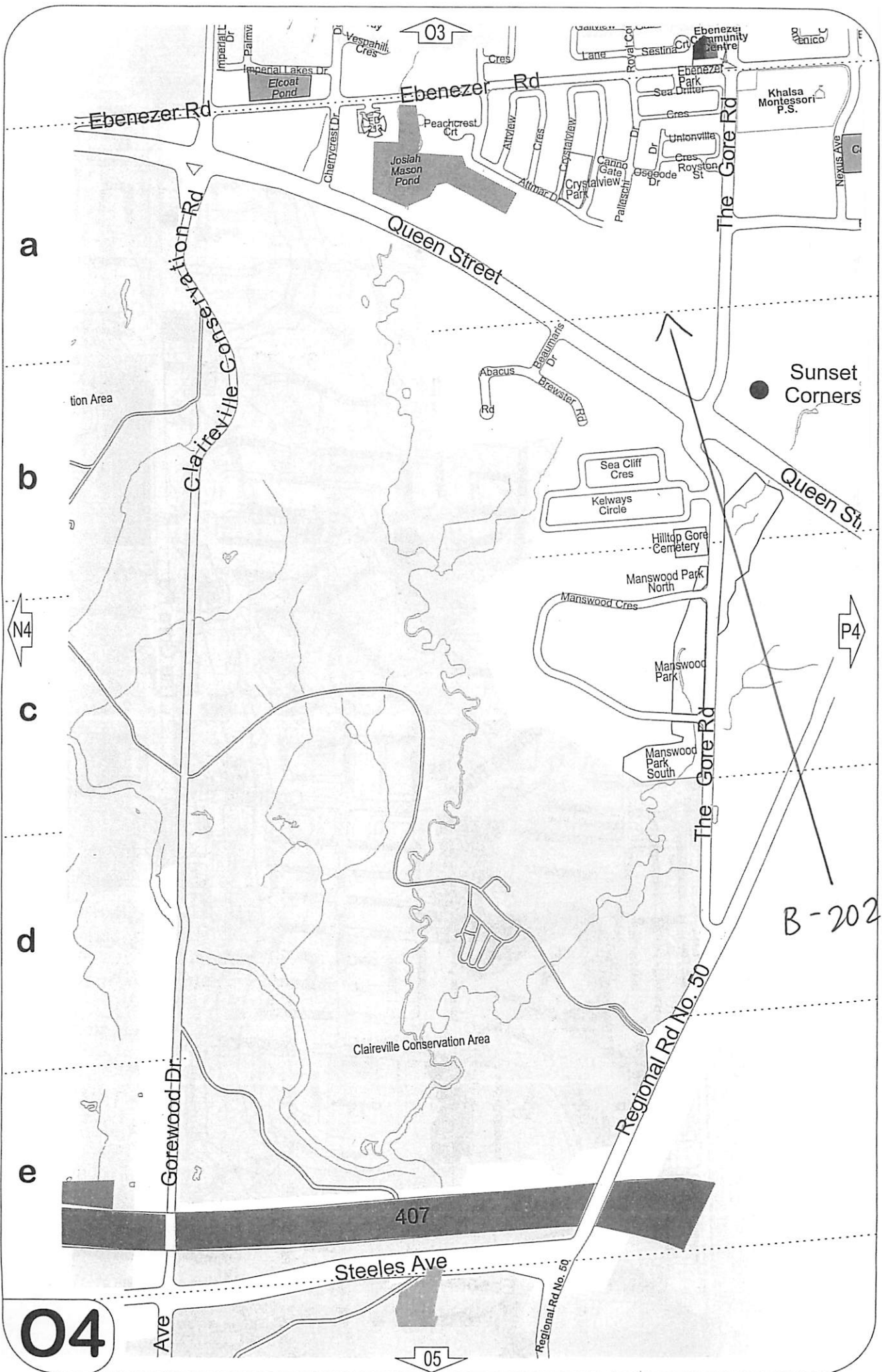
PROJECT DATE	2019-12-05
DATE OF REV	

DESIGNED BY	
ROH	
CHECKED BY	

[illegible]

DRAWING NO.
SPA003

2020-08-24 4:24:08 PM



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