

**APPLICATION # B-2023-0004**  
**Ward # 10**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **IRENE RAMSAMMY AND RON RAMSAMMY**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 3,873.77 square metres (0.957 acres). The proposed severed lot has a frontage of approximately 21.42m (70.26 feet); a depth of approximately 40.70 metres (133.53 feet) and an area of approximately 1,334.90 square metres (0.329 acres). It is proposed that 2 lots be established from the existing lot for future residential development of a single detached dwelling on the proposed severed lot.

**Location of Land:**

Municipal Address: 11467 Goreway Drive

Former Township: Toronto Gore

Legal Description: Block 4, Plan M-312

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, March 28, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: MARCH 23, 2023**

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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:	YES	File Number: A-2023-0047 and A-2023-0048

**Decision and Appeal**

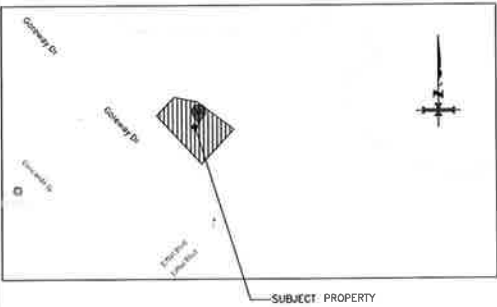
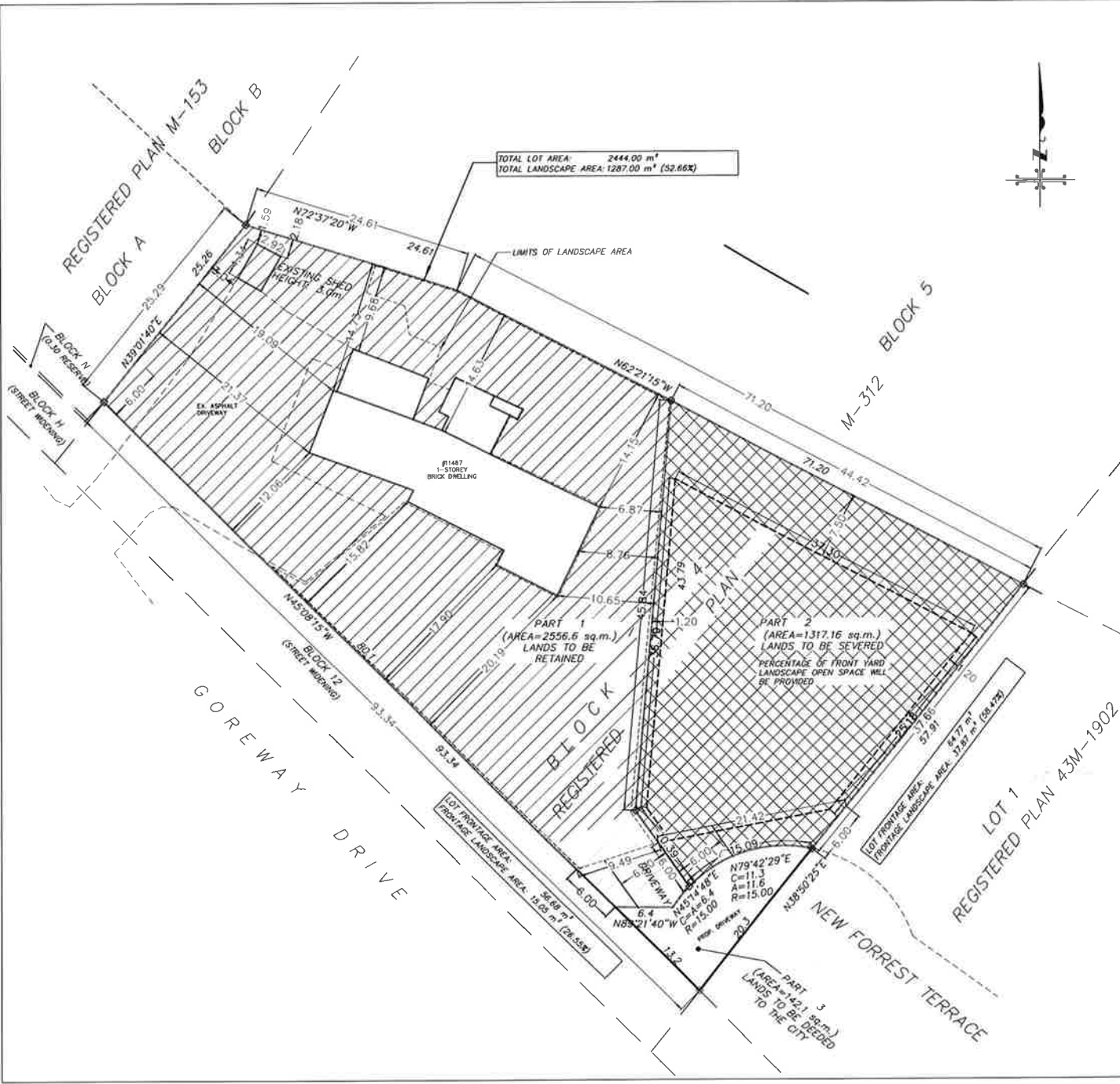
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer 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.elfto.gov.on.ca](http://www.elfto.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 **9th Day of March, 2023**

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](mailto:Jeanie.myers@brampton.ca)



KEY PLAN (N.T.S.)

AREA TO BE SEVERED



AREA TO BE RETAINED



IDM (2005) CONSULTANTS INC.

5325 HARVESTER RD.,  
BURLINGTON, ONTARIO  
L7L 5K4  
TEL. 905-928-2542

Municipality

11467 GOREWAY DRIVE  
BRAMPTON, ONTARIO

Title

SITE PLAN

Project No.

Sheet 1 of 1

**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 and/or as a hybrid meeting (both in-person and electronically).**

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **March 28, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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, March 23, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, March 23, 2023.**
  2. To participate in-person, please email the Secretary–Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, March 23, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, March 23, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.

**IDM (2005) Consultants Inc.**

B-2023-0004; A-2023-0047; A-2023-0048

To: Jeanie Myers

Legislative Coordinator  
Secretary-Treasurer  
Committee of Adjustment  
City of Brampton

February 10, 2023

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**Subject:** Minor Variance Application  
Address: 11467 Goreway Drive – City of Brampton - ON

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**Dear Ms. Myers,**

Our client owns a property at 11467 Goreway Drive, Brampton – ON, for the last 26 years, The lot size is 0.957 acres (3873.77 Sq.m).

Our firm IDM (2005) Consultants has been retained to apply to sever the lot into two lots – one retained lot and the other one as a severed lot (please see the attached sketch).

The retained and the severed lot will not meet the current zoning requirements. Therefore, we are applying for minor variances for the said lots to bring them into compliance.

The house on the retained lot is on septic system. Once the lots are created, the existing septic system will be decommissioned and the house will be connected to a municipal sanitary service line. The newly severed lot will be connected to municipal services as well.

Should you require further information, please contact me.

Yours Sincerely,

**Name:** Prem Tewari / P.Eng

**Signature:**



**Date:** February 10, 2023

**IDM(2005)Consultants Inc.**  
5325 Harvester Rd, Burlington ON, L7L 5K4, Phone (905) 928-2542

Flower City



brampton.ca

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

APPLICATION NUMBER: "B"-2023-0004

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 IRENE RAMSAMMY & RON RAMSAMMY  
(print given and family names in full)  
Address 11467 GOREWAY DRIVE - BRAMPTON  
L6P-0M9  
Phone # (647)-283-4700 Fax #  
Email irene.ramsammy1@gmail.com
- (b) Name of Authorized Agent IDM(2005)CONSULTANTS INC.  
Address 5325 HARVESTER Rd. - BURLINGTON - ON L7L-5K4  
Phone # (905)-928-2542 Fax #  
Email prem\_tewari@hotmail.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: CREATE A NEW LOT BY SEVERING AN EXISTING 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 GOREWAY DRIVE Number 11467  
b) Concession No. Lot(s)  
c) Registered Plan No. M-312 - BLOCK 4 Lot(s)  
d) Reference Plan No. Lot(s)  
e) Assessment Roll No. 211012000211310 Geographic or Former Township
5. Are there any easements or restrictive covenants affecting the subject land?  
Yes ☐ No ☒  
Specify:

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

a) Frontage 21.42m Depth 40.70m Area 1334.90 Sq.m

b) Existing Use RESIDENTIAL Proposed Use SINGLE FAMILY RESIDENTIAL

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) NONE  
(proposed) ONE SINGLE FAMILY DWELLING.

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 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 80.14m Depth 30.14m Area 2538.87 Sq.m

b) Existing Use SINGLE FAMILY RESIDENTIAL Proposed Use SINGLE FAMILY RESIDENTIAL

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) ONE HOUSE AND A SHED  
(proposed) ONE HOUSE



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 type="checkbox"/>	<input checked="" type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

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

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>RE2 RESIDENTIAL</u>	<u>RE2 RESIDENTIAL</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 # \_\_\_\_\_ 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	A-2023-0048 A-2023-0048	CONCURRENT
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 BURLINGTON  
this 07 day of FEBRUARY, 2023

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


Check box if applicable:  
☐ I have the authority to bind the Corporation

#### DECLARATION

I, PREM TEWARI / Haytham Elgabal of the CITY of BURLINGTON Oakville  
in the County/District/Regional Municipality of HALTON 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 Brampton  
in the Region of  Peel   
this 07th day of FEBRUARY, 2023

  
Signature of applicant/solicitor/authorized agent, etc.

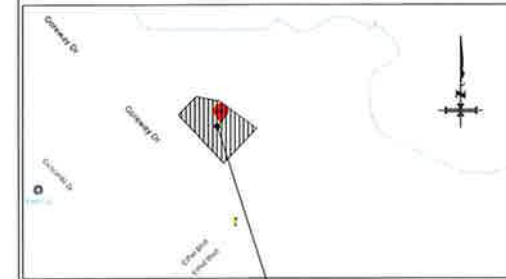
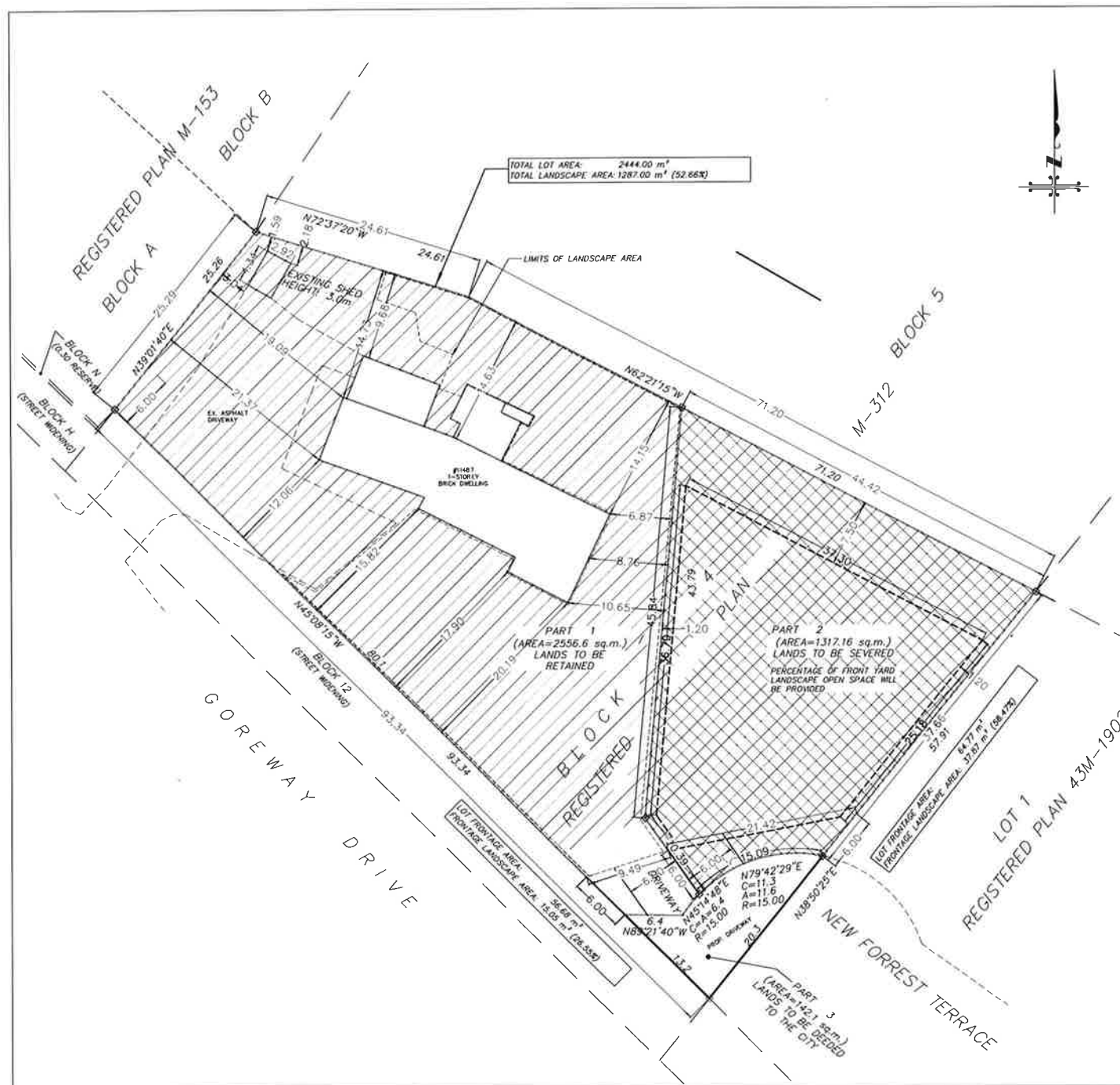
  
Signature of a Commissioner, etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario

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 Barbuto</u> Zoning Officer	<u>February 13, 2023</u> Date

DATE RECEIVED Feb. 16, 2023  
Date Application Deemed Complete by the Municipality



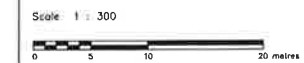


KEY PLAN (N.T.S.)

**AREA TO BE SEVERED**



**AREA TO BE RETAINED**



IDM (2005) CONSULTANTS INC.

5325 HARVESTER RD.,  
BURLINGTON, ONTARIO  
L7L 5K4  
TEL. 905-928-2542

Municipality

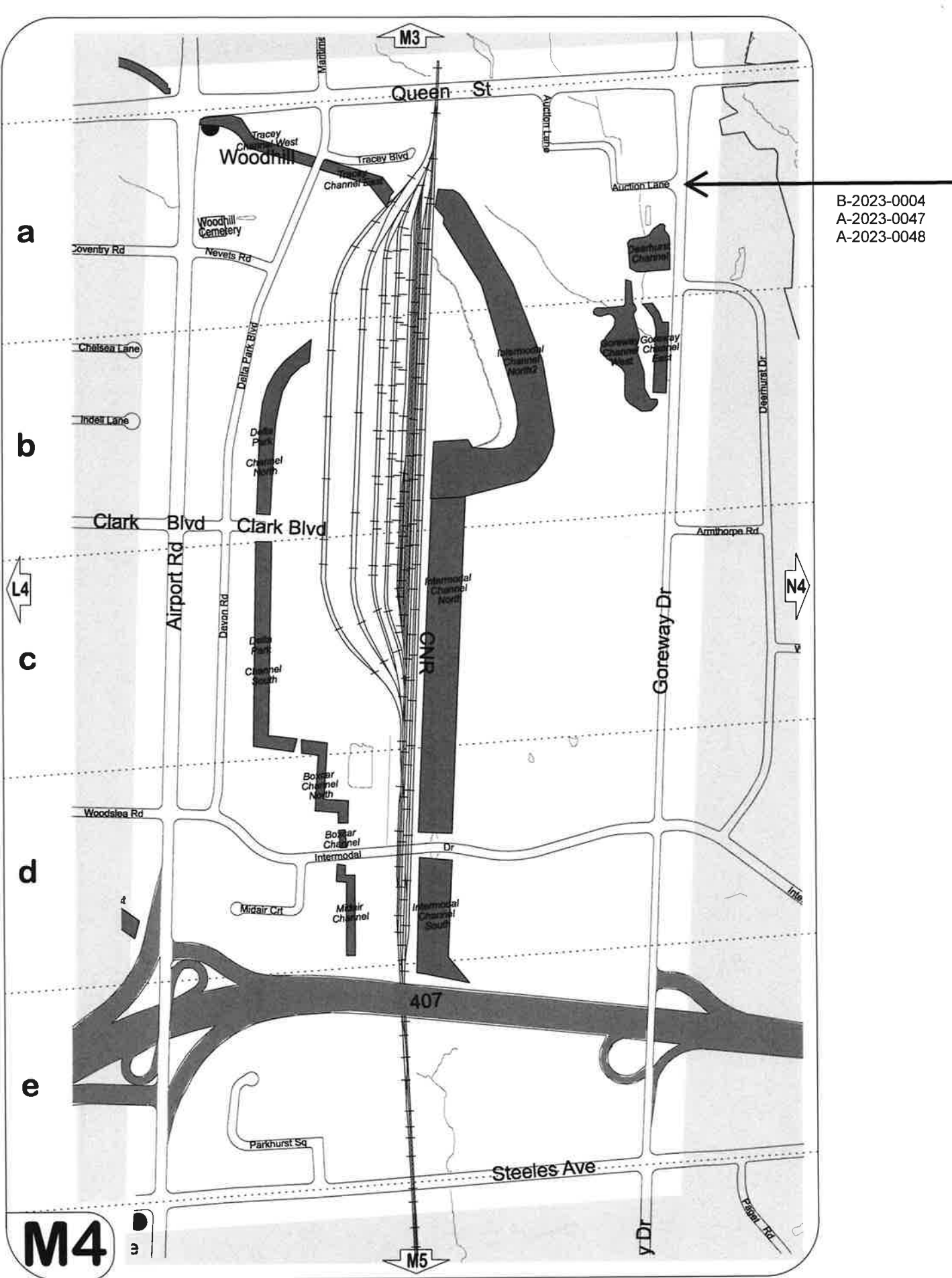
11467 GOREWAY DRIVE  
BRAMPTON, ONTARIO

Title
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## SITE PLAN

Project No.

Sheet 1 of 1



B-2023-0004  
A-2023-0047  
A-2023-0048

a

b

c

d

e

M4

M5