

APPLICATION # B-2023-0005
Ward # 6

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **PRIMONT PROPERTIES INC.**

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 22893.78 square metres (5.657 acres); together with a shared access easement. The proposed severed lot has a frontage of approximately 124.51 metres (408.50 feet); a depth of approximately 163.59 metres (536.71 feet) and an area of approximately 17,042.32 square metres (4.21 acres). It is proposed that 2 lots be established from the existing lot for future mixed use development.

Location of Land:

Municipal Address: 10629 Mississauga Road

Former Township: Chinguacousy

Legal Description: Block 1, Plan 43M-1985

Meeting

The Committee of Adjustment has appointed **TUESDAY, March 28, 2023 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 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:	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.

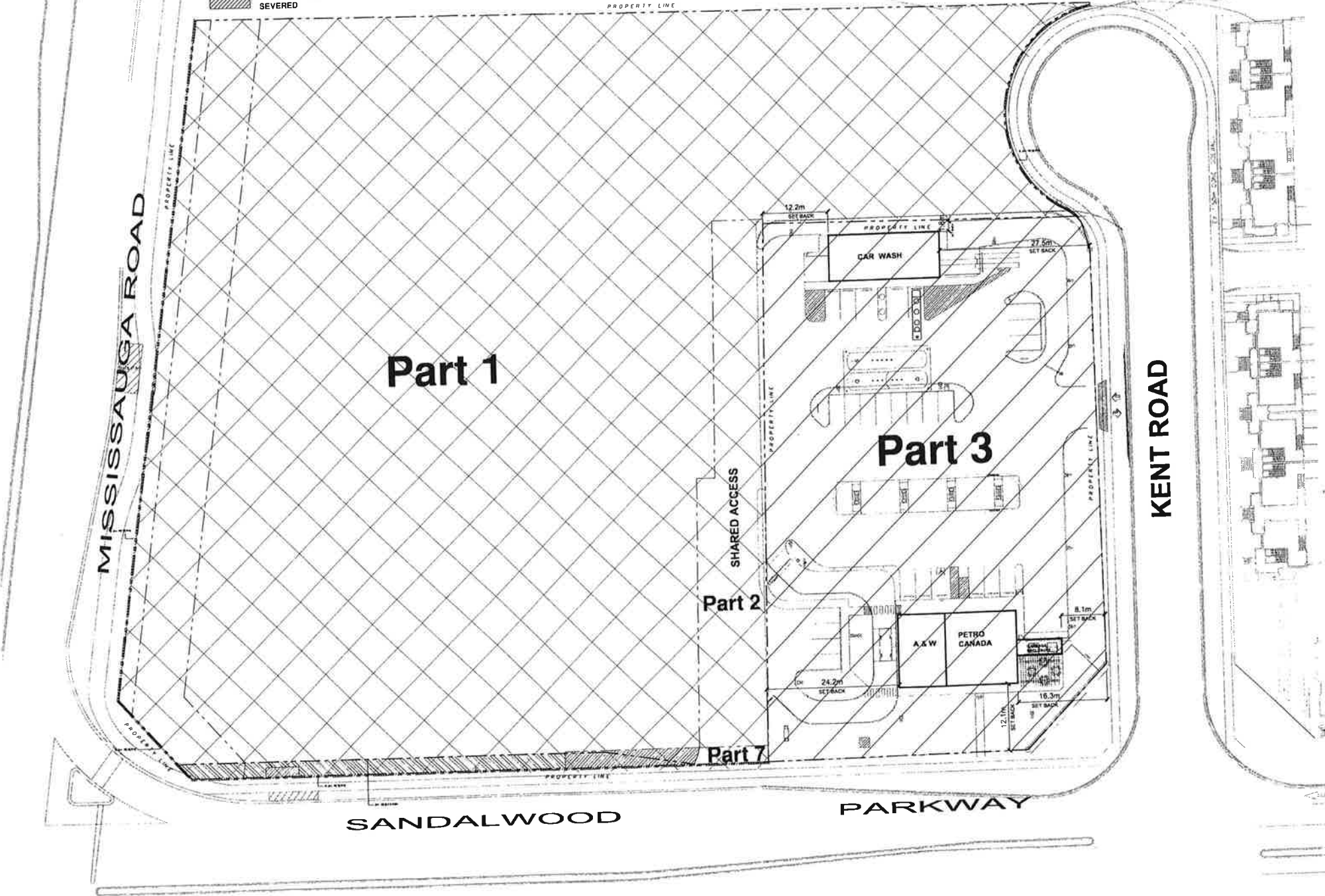
DATED AT THE CITY OF BRAMPTON THIS **9th Day of March, 2023**

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

Severance & Easement Plan

- LANDS TO BE RETAINED
- LANDS TO BE SEVERED



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 or 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 or 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 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.



Monday February 27th, 2023

City of Brampton
City Clerk's Office
2 Wellington Street West
Brampton, ON L6Y 4R2

Attn: Jeanie Myers, Legislative Coordinator, Secretary-Treasurer

RE: COA – Consent Application
10629 Mississauga Road
Primont Properties Inc.

B-2023-0005

Dear Jeanie,

Please accept this letter and enclosed application as Primont Properties Inc. formal consent application to sever the lands located at 10625 Mississauga Road, and establish a surface access easement.

The intent of this application is outlined in the attached Severance & Easement Plan where Part 1 will be retained, and will remain within Primont Properties Inc. ownership, and the area identified as Part 3 will form the severed portion, with the ownership unknown at this time, (as indicated on the application form)

The land identified as Parts 2 & 7 on the Plan will form a shared driveway between Parts 1 & 3 with a surface easement being established in favour of Part 3, refer to the attached Severance & Easement Plan.

Should you have any additional questions or concerns regarding this consent application please contact the undersigned.

Thank you,

A handwritten signature in blue ink, appearing to read "Carmela", with a stylized flourish extending to the right.

Carmela Liggio,
Director – Land Development
Primont Homes

9130 Leslie Street, Suite 301
Richmond Hill, ON L4B 0B9
T. 905-770-7002



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** Primont Properties Inc.
(print given and family names in full)

Address 9130 Leslie Street, Suite 301, Richmond Hill, ON L4B 0B9

Phone # 905-770-7002 ext 867 **Fax #** _____

Email Carmela@primont.com

(b) **Name of Authorized Agent** Primont Properties Inc.

Address 9130 Leslie Street, Suite 301, Richmond Hill, ON L4B 0B9

Phone # 905-770-7002 **Fax #** _____

Email Carmela@primont.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 and to establish surface access easement

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 at this time.

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

a) **Name of Street** Mississauga Road **Number** 10629

b) **Concession No.** 4 **Lot(s)** Part of Lot 14

c) **Registered Plan No.** Block 1, 43M-1985 **Lot(s)** _____

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

e) **Assessment Roll No.** 10-06-0-002-13417-0000 **Geographic or Former Township** City of Brampton,

Regional Municipality of Peel

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

Yes ☒ **No** ☐

Specify: INST. No. PR2711856 & PR2711857

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

a) Frontage 124.51 m Depth 163.59 Area 17,042.32 m2

b) Existing Use Convenience Retail & Residential Proposed Use Residential Area (Medium Density & High Density)

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) None vacant
(proposed) Condominium Mixed-Use Development under application SP2022-0225 (Tower A1-30 storey, Tower A2: 27 storey, Tower B: 12 storey) grade related non-residential & 3 Stacked Townhouse blocks

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?
N/A

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):		

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

a) Frontage 46.88 m Depth 98.05 m Area 5,851.46 m2

b) Existing Use Vacant Proposed Use Mixed use development

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) vacant land
(proposed) Proposed mixed use development. Per application SP2022-0225 the proposed development consists of Tower A1-30 storey, Tower A2: 27 storey, Tower B: 12 storey) grade related non-residential

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?

N/A

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	<u>Commercial 3 Section 2294 (C3-2294)</u>	<u>Commercial 3 Section 2294 (C3-2294)</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>Residential</u>
Region of Peel	<u>Settlement Areas Outside the Greenbelt</u>	<u>Settlement Areas Outside the Greenbelt</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 # OZS-2021-0002 Status/Decision ongoing

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	OZS-2021-0002	ongoing
Zoning By-law Amendment	OZS-2021-0002	ongoing
Minister's Zoning Order		
Minor Variance		
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 28 day of Feb., 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, Carmela Ligero of the City of Vaughan
in the County/District/Regional Municipality of York 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 28th day of Feb., 2023


Signature of applicant/solicitor/authorized agent, etc.


Signature of a Commissioner, etc.

Submit by Email
Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 6, 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.

Zoning Officer

Date

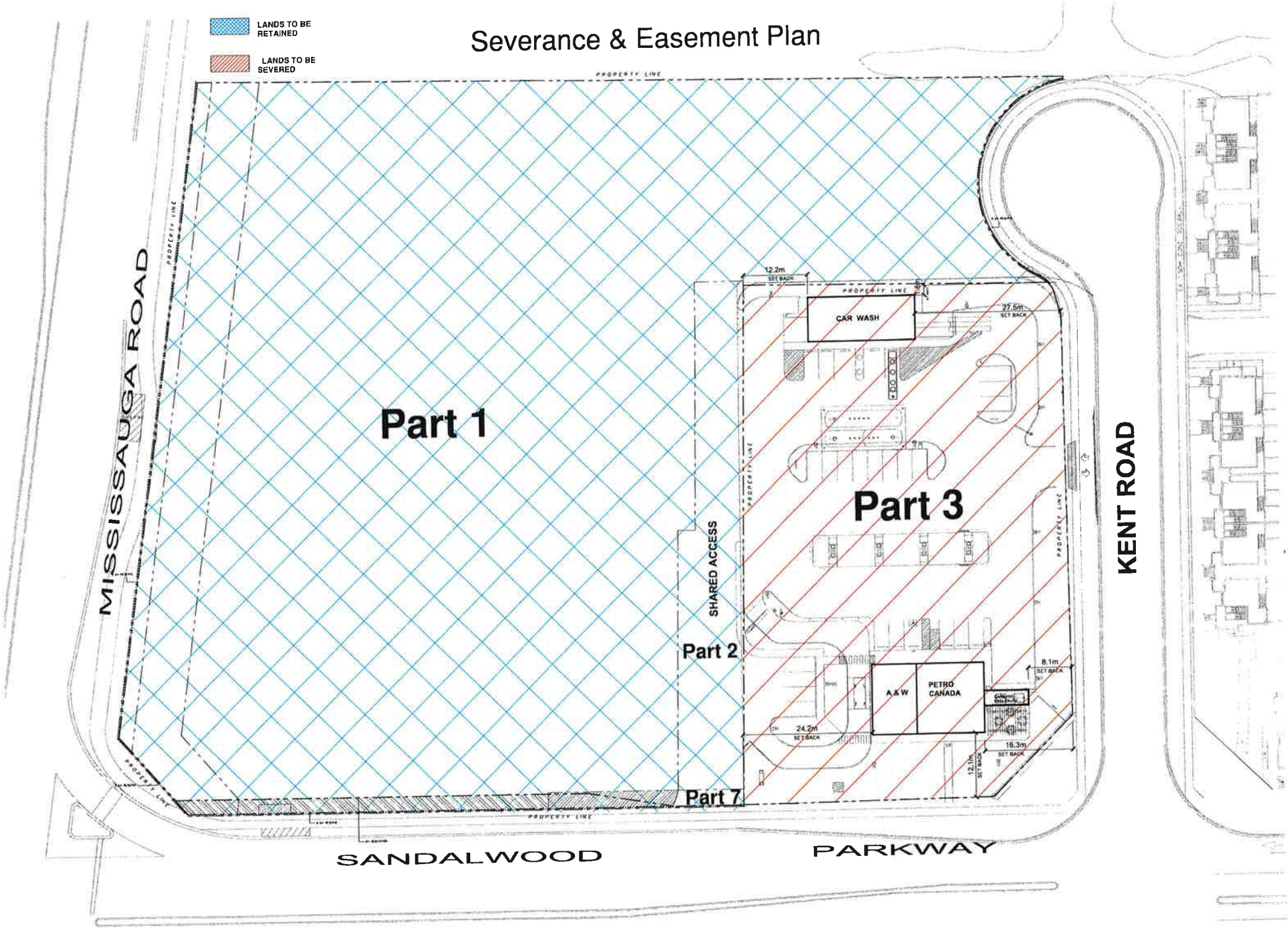
DATE RECEIVED

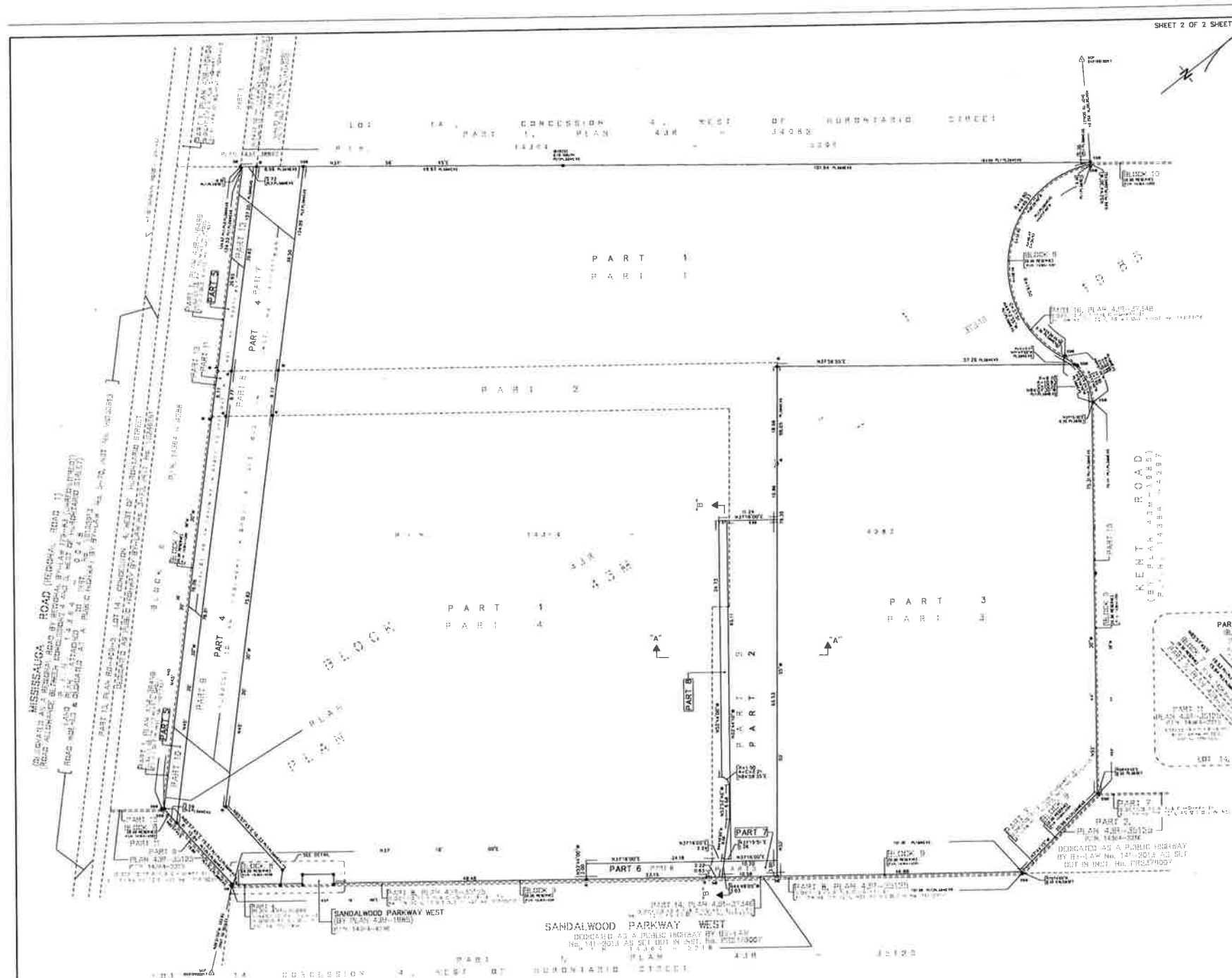
February 28, 2023

Date Application Deemed

Severance & Easement Plan

- LANDS TO BE RETAINED
- LANDS TO BE SEVERED





SHEET 2 OF 2 SHEETS

REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TILES ACT

RECEIVED AND DEPOSITED

DATE 2003

A U SUBMITTANCE 015

DATE 2003

REPRESENTATIVE FOR LAND REGISTRATION FOR
THE LAND TILES DIVISION OF REG. (No. 41)

**STRATA PLAN OF SURVEY OF
ALL OF BLOCK 1,
PLAN 43M-1985
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300

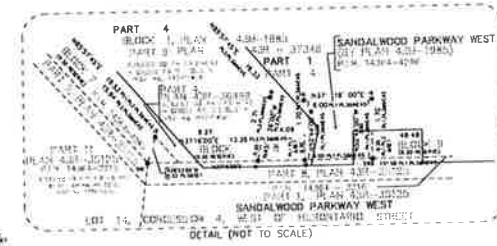
R-PE SURVEYING LTD., O.L.S.

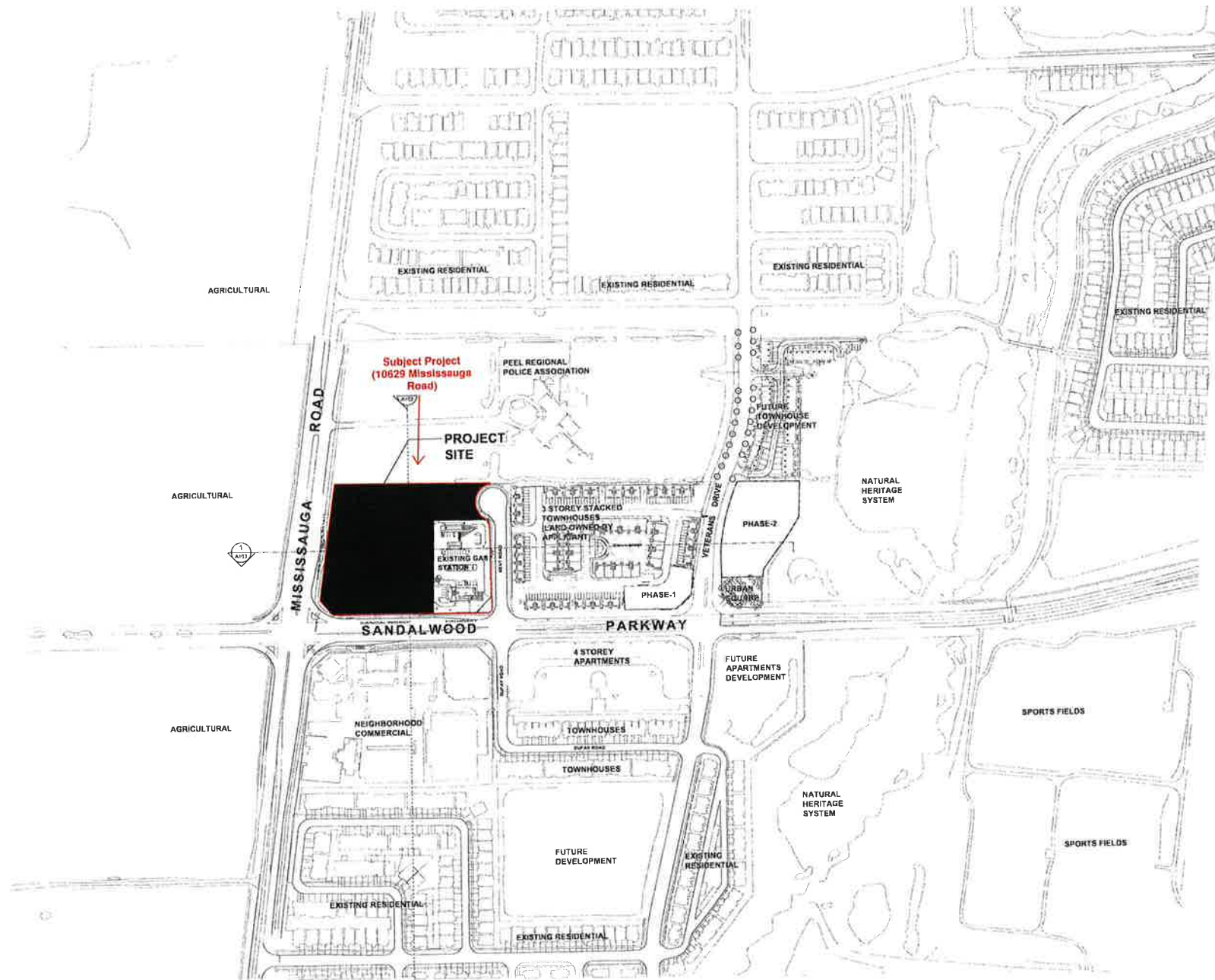
METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- NOTES**
- 1 DENOTES MONUMENT SET
 - 2 DENOTES MONUMENT FOUND
 - 3 DENOTES RIGHT STANDARD HIGH BAR
 - 4 DENOTES STANDARD HIGH BAR
 - 5 DENOTES LOW BAR
 - 6 DENOTES PROPERTY IDENTIFIER NUMBER
 - 7 DENOTES PLAN 43M-1985
 - 8 DENOTES PLAN 43M-1985
 - 9 DENOTES PLAN 43M-1985
 - 10 DENOTES SHORTEST SHORTEST MONUMENT LTD., O.L.S.
 - 11 DENOTES SHORTEST CONTROL POINT
- ALL FOUND MONUMENTS BY R-PE SURVEYING LTD. O.L.S.
UNLESS OTHERWISE NOTED.
- ALL LOTS ARE VERTICAL PLANS ESTABLISHED BY MEASUREMENTS UNLESS
NOTED OTHERWISE.
- PARTS 1 TO 7 HAVE NO UPPER LIMIT AND NO LOWER LIMIT.
- 1 DENOTES EXTERIOR SURFACE AND PLANE OF CONCRETE/CONCRETE BLOCK WALL
AND/OR THE PRODUCTION
 - 2 DENOTES VERTICAL PLANS ESTABLISHED BY MEASUREMENT
 - 3 DENOTES HORIZONTAL PLANE ESTABLISHED BY ELEVATION
 - 4 DENOTES SLOPING PLANE ESTABLISHED BY ELEVATION
 - 5 DENOTES THE PLANE ESTABLISHED 8.10 METRES ABOVE AND PARALLEL TO
THE UPPER SURFACE OF THE CONCRETE ROOF SLAB OF THE UNDERGROUND
PARKING GARAGE
 - 6 DENOTES CENTRELINE OF WALL AND PRODUCTION

KENT ROAD
(SEE PLAN 43M-1985)





1. TITLE SHEET	2. SITE PLAN
3. FLOOR PLAN	4. SECTION
5. ELEVATION	6. DETAIL
7. LANDSCAPE	8. OTHER
9. COVER SHEET	10. INDEX

COREARCHITECTS
 180 QUEEN ST. EAST, SUITE 700, WEST TOWER
 TORONTO, ON CANADA M5A 0B6
 TEL: 416 593 5000 • FAX: 416 593 5401
 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

SANDALWOOD PARKWAY
 10629 MISSISSAUGA ROAD
 HAMMILTON, ONTARIO, L1A 4A5
 CIVIL ENGINEERING CONSULTANTS

Scale: 1" = 100'

Date: 18.10.2018

Drawn by: [Signature]

Checked by: [Signature]



B-2023-0005