

APPLICATION # B-2023-0006
Ward # 6

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **CONSEIL SCOLAIRE VIAMONDE AND CONSEIL SCOLAIRE CATHOLIQUE MONAVENIR**

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 64,085 square metres (6.4 hectares). The proposed severed lot has a frontage of approximately 124 metres (406.82 feet); a depth of approximately 187 metres (613.52 feet) and an area of approximately 43043 square metres (4.3 hectares). It is proposed that 2 lots be established from the existing lot for future development of a French Language high school and a French language elementary school.

Location of Land:

Municipal Address: Veterans Drive (Southwest Corner of Veteran's Drive & Creditview Road) Former Township: Chinguacousy

Legal Description: Part of Block 304, Plan 43M-1878

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.elfto.gov.on.ca

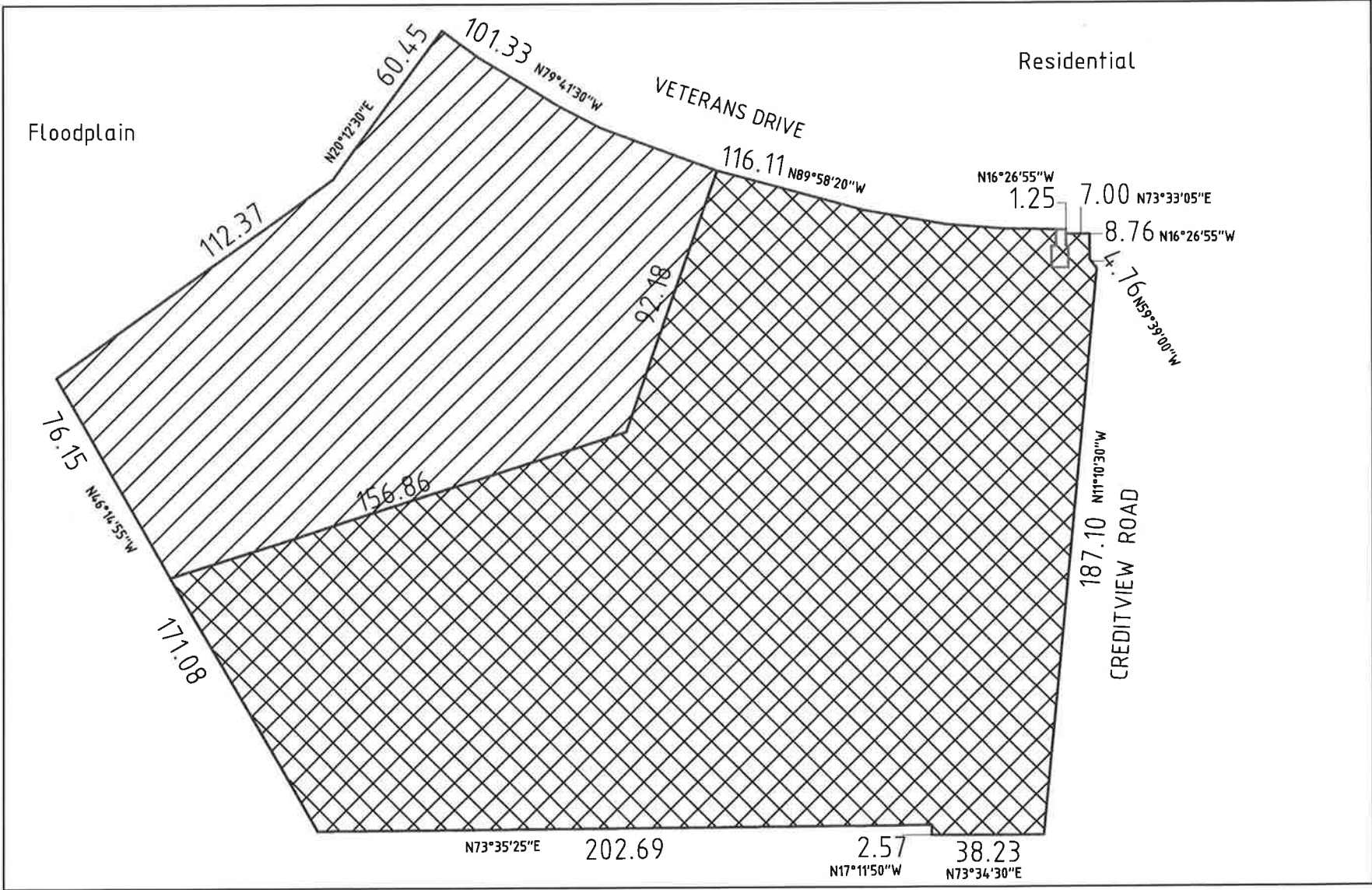
If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss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

Severance Sketch



-  Retained Land (Future Elementary School Site Frontage: ~102m Lot Area: 21,042.5m²)
-  Severed Land (Future High School Site Frontage: ~124m Lot Area: 43,043.4m²)
-  Hydro Easement



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.

February 16th, 2023

Project: VT.BR

B-2023-0006

VIA EMAIL

Jeanie Myers
Legislative Coordinator/Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Re: Consent Application – 20 Veteran’s Drive, Brampton

Dear Madam Secretary-Treasurer,

SGL Planning & Design Inc. has been retained by Conseil Scolaire Viamonde to provide planning consulting services for a consent application for the property located at the southwest corner of Veteran’s Drive and Creditview Road (Part of Block 304, Registered Plan 43M-1878) in Brampton, Ontario (the “subject site”), as shown in **Figure 1** below.



Figure 1. Subject Site

Source: Google Maps

The subject site has roughly 226 metres of frontage on Veteran's Drive and is approximately 6.4 hectares in area. It is owned by both Conseil Scolaire Viamonde (34.8%) and Conseil Scolaire Catholique Monavenir (65.2%). The lands are currently vacant.

The intent is to sever the lot and create a total of two lots, as shown in **Figure 2** below. One lot will be approximately 4.3 hectares in area and will become the future site of a French language high school for Conseil Scolaire Catholique Monavenir. The other lot will be approximately 2.1 hectares in area and will become the future home of a French language elementary school for Conseil Scolaire Viamonde. Each lot will be transferred to the appropriate owner at the appropriate time.

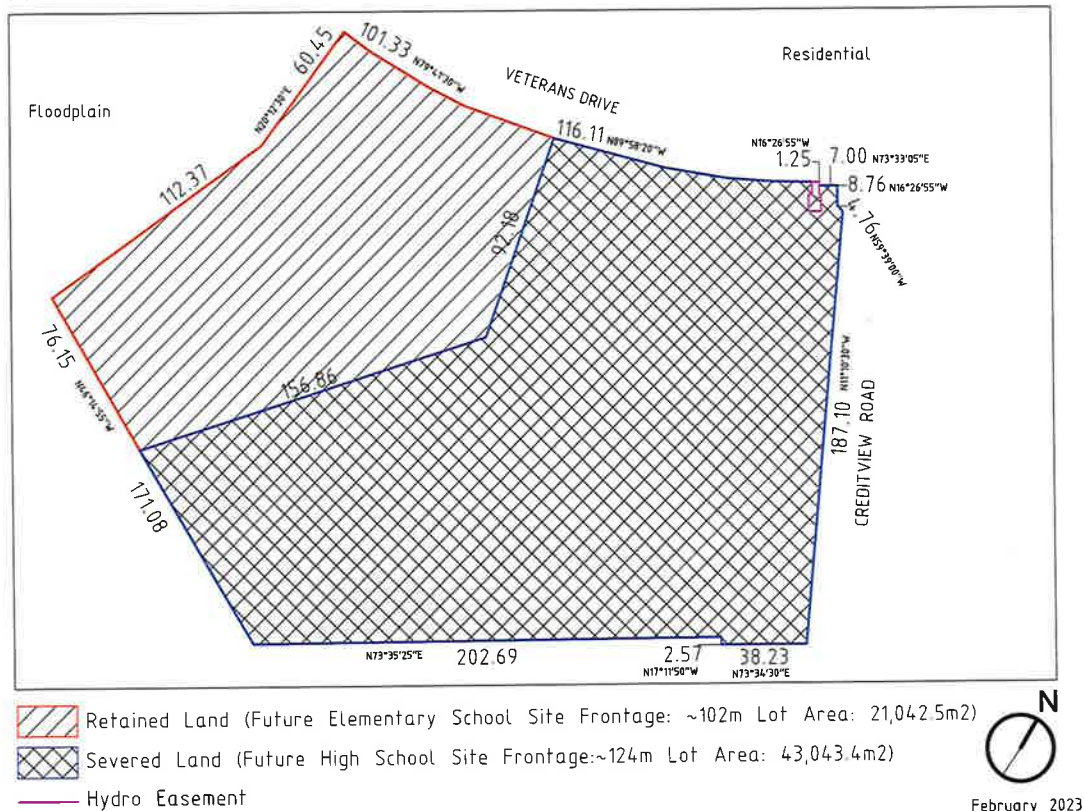


Figure 2. Severance Sketch

Source: SGL Planning & Design Inc.

Designs have **not** been prepared for either school at this time. Our client would like to ensure that the consent application is approved prior to proceeding with design work. They are aware that, should it be determined that minor variances are required to accommodate future designs, additional application(s) to the Committee of Adjustment will be necessary. It is expected, however, that each lot will be of a sufficient size to build a school on, while complying with the requirements of the zoning by-law. An Official Plan amendment or Zoning By-law amendment is not required.

The subject site is located in the Residential land use designation under the current City of Brampton Official Plan and the Neighbourhoods land use designation under the Draft Brampton Plan (December 2022). It is zoned Institutional 1. A public or private school is a permitted use in both the Residential and Neighbourhoods land use designations, and the Institutional 1 zone.

The subject site is an appropriate location for severance to accommodate two schools. We would be pleased to discuss this proposal further with City of Brampton staff.

Yours very truly,
SGL PLANNING & DESIGN INC.



Graham Barrett, Planner

c.c. David Riley, SGL Planning & Design



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)
"B"-2023-0006

APPLICATION NUMBER:

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** Conseil Scolaire Viamonde & Conseil Scolaire Catholique Monavenir
(print given and family names in full)

Address Conseil Scolaire Viamonde, 1 Vanier Drive, Welland, ON, L3B 1A1
Conseil Scolaire Catholique Monavenir, 110 Drewry Avenue, Toronto, ON, M2M 1C8

Phone # 905-732-7809/416-427-7478 **Fax #** _____

Email rodriguej@csvgiamonde.ca, dchin@cscmonavenir.ca

(b) **Name of Authorized Agent** SGL Planning & Design Inc. (c/o Graham Barrett)

Address 1547 Bloor Street West, Toronto, ON, M6P 1A5

Phone # 416-923-6630 x31/416-825-6992 **Fax #** _____

Email gbarrett@sglplanning.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: 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.**

Conseil Scolaire Viamonde/Conseil Scolaire Catholique Monavenir

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

a) **Name of Street** Veteran's Drive **Number** _____

b) **Concession No.** _____ **Lot(s)** _____

c) **Registered Plan No.** _____ **Lot(s)** _____

d) **Reference Plan No.** 43M-1878 (Part of Block 304) **Lot(s)** 1, 2, 3

e) **Assessment Roll No.** 21 10 060 002 14433 0000 **Geographic or Former Township** _____

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

Yes ☒ **No** ☐

Specify: Hydro easement

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

a) Frontage ~124m Depth ~187m Area 43,043.4m2

b) Existing Use Vacant Proposed Use High School

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) None
(proposed) N/A - proposal for school to be finalized when consent application is complete

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):		

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

a) Frontage ~102m Depth 173m Area 21,042.5m2

b) Existing Use Vacant Proposed Use Elementary School

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) None
(proposed) N/A - proposal for school to be finalized when consent application is complete

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?

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

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>Institutional 1</u>	<u>Institutional 1</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 ☒

[illegible]

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		
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 TORONTO
this 16TH 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

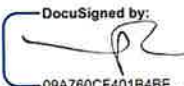
I, GRAHAM BARRETT of the CITY of TORONTO
in the County/District/Regional Municipality of _____ solemnly declare that all the statements contained in t
application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the CITY of TORONTO
in the Province of Ontario
this 16TH day of FEBRUARY, 2023.



Signature of applicant/solicitor/authorized agent, etc.

Submit by Email

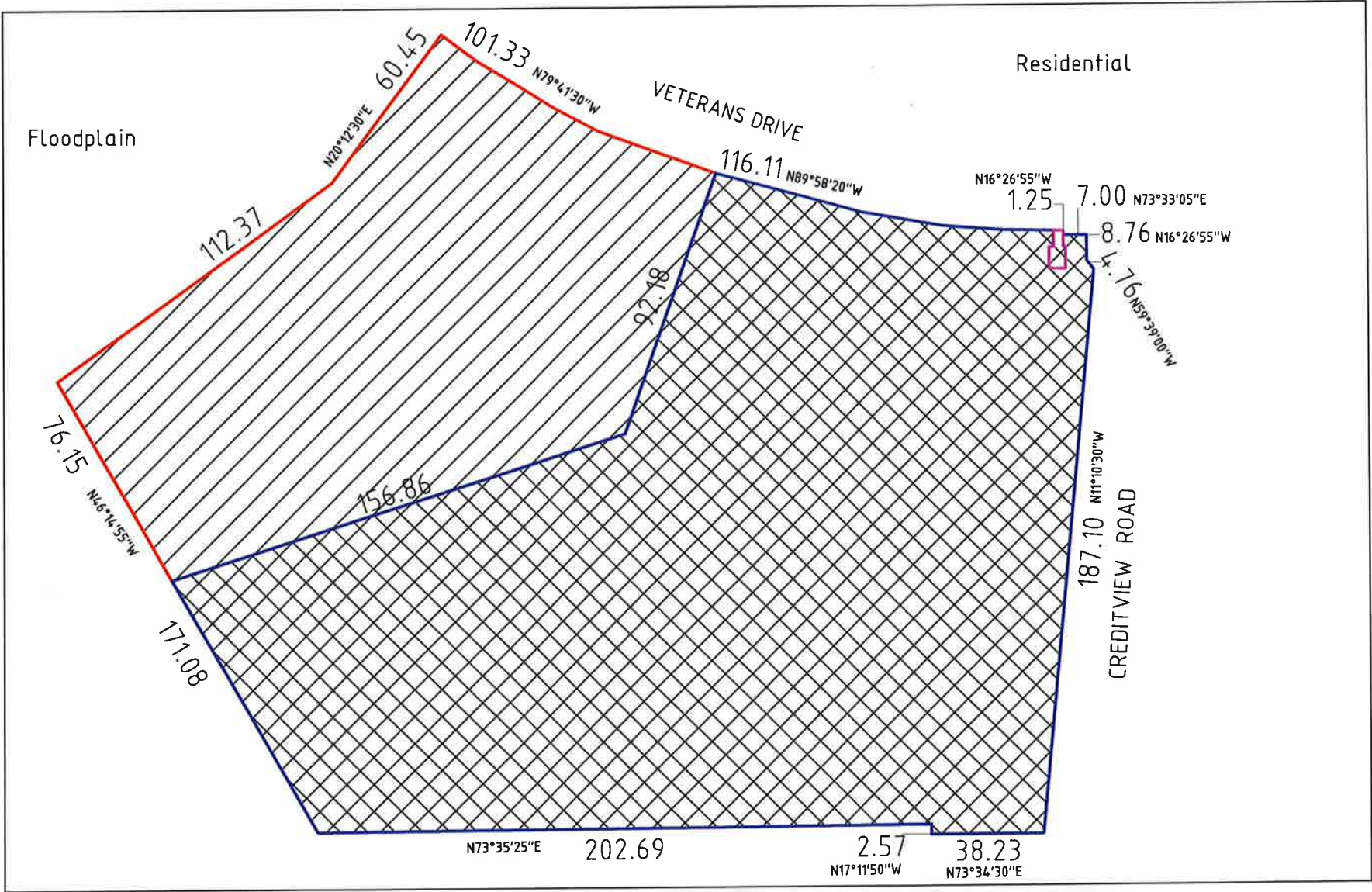
DocuSigned by:

09A760CF401B4BE...




Leslie Robinson
LSO #81562T
Signature of a Commissioner, etc.

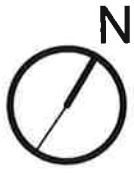
FOR OFFICE USE ONLY - To Be Completed By the Zoning Division	
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.	
_____ Zoning Officer	_____ Date

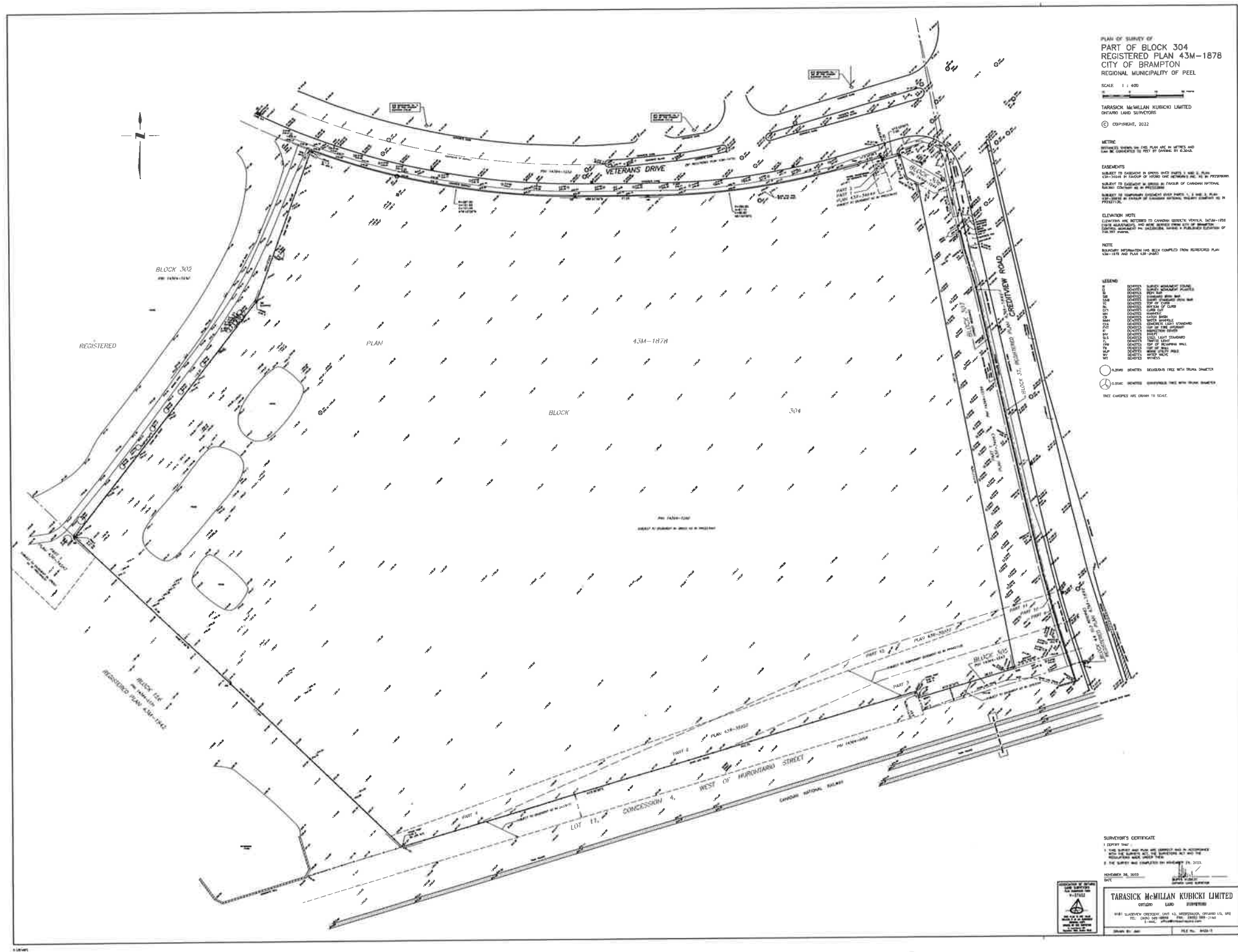
DATE RECEIVED February 28, 2023
Date Application Deemed Complete by the Municipality _____

Severance Sketch



-  Retained Land (Future Elementary School Site Frontage: ~102m Lot Area: 21,042.5m²)
-  Severed Land (Future High School Site Frontage: ~124m Lot Area: 43,043.4m²)
-  Hydro Easement





SCHEDULE table with 5 columns: PART, BLOCK, REGISTERED PLAN, PIN, AREA (m²). Includes notes about easements and survey details.

PLAN OF SURVEY OF
PART OF BLOCK 304
REGISTERED PLAN 43M-1878
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

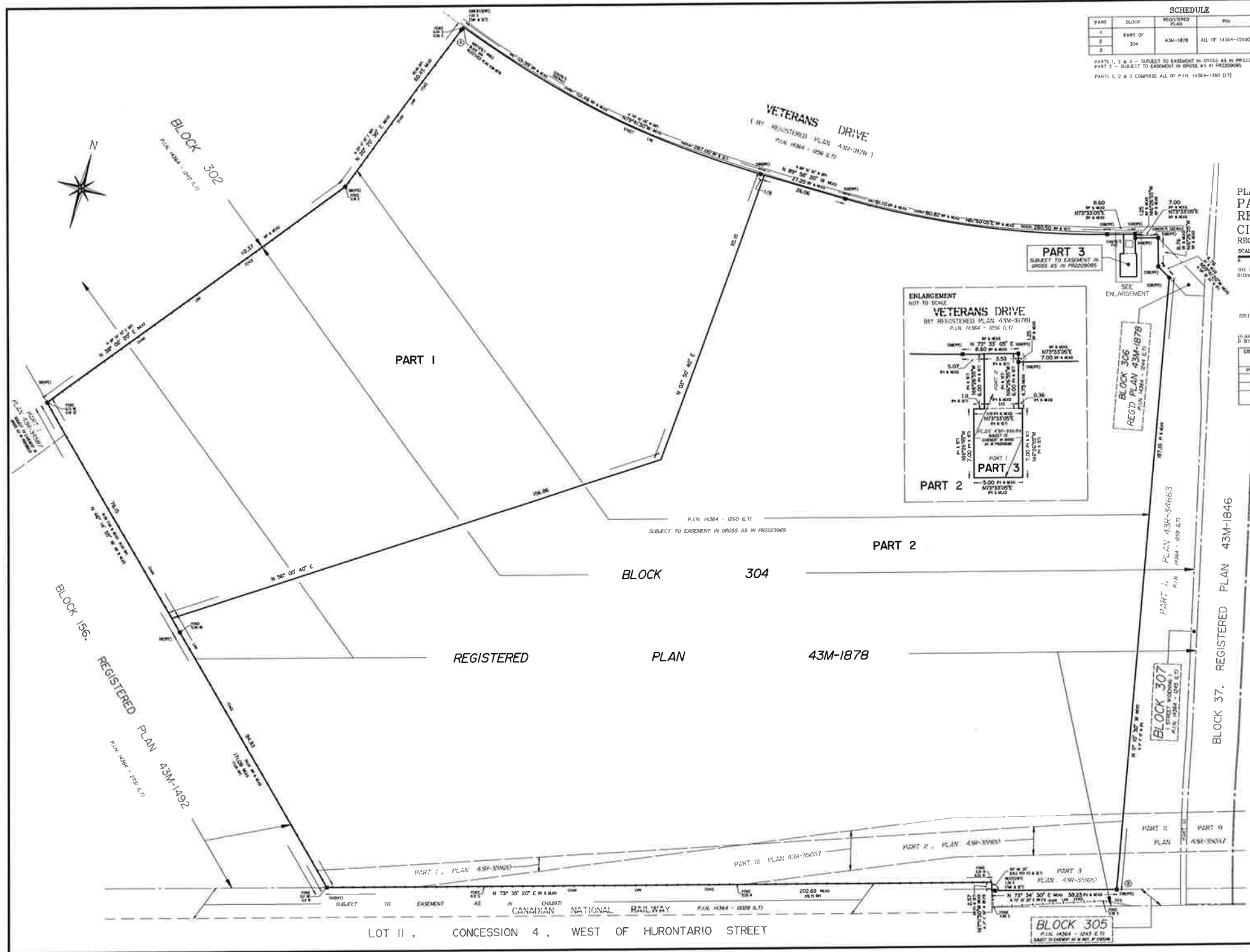
SCALE 1 : 500
THE INTENDED PLOT SIZE OF THIS PLAN IS 814.0m N NORTH BY 610.0m IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCE NOTE
DISTANCE SHOWN ON THIS PLAN ARE SHOWN AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.999676
BEARING NOTE
BEARINGS ARE (C/D) DERIVED FROM OBSERVED REFERENCE POINTS (C/D) A AND B BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.D).
OBSERVED REFERENCE POINTS (C/D) A, UTM ZONE 17, NAD83 (CSRS) (2010.D)
COORDINATE VALUES ARE TO 6 DIGIT ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG 216/10
COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

BLOCK 43
PLAN 43M-1846
REGD
CREDITVIEW ROAD

LEGEND table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for monuments, witness, cut, iron bar, short standard iron bar, registered plan, and survey plan.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON 26TH, 2023
DATE: 26TH, 2023
SCOTT DALZIEL, ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-1000

GENESIS logo and contact information: 10 YEAR SEASONS PLACE, 10TH FLOOR, TORONTO, ONT M6J 1B7. TEL: 416-462-2996. WWW.GENESISLANDSURVEY.COM. DRAFTED BY: JALM, CHECKED BY: S.D., PROJECT No. G.S-1567





B-2023-0006