

Flower City



brampton.ca

B-2024-0005
"B"

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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 MICHAEL NICHOLSON
(print given and family names in full)
Address 48 NOSTALGIA COURT
BRAMPTON ONT
Phone # 647-746-3617 Fax # _____
Email NICHOLSONMIKE12@GMAIL.COM

(b) Name of Authorized Agent _____
Address _____
Phone # _____ Fax # _____
Email _____

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: CERTIFICATE OF VALIDATION

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.
MICHAEL NICHOLSON

4. Description of the subject land ("subject land" means the land to be severed and retained):
a) Name of Street NOSTALGIA Number 48
b) Concession No. _____ Lot(s) _____
c) Registered Plan No. 43M1527 Lot(s) PART LOT 32
d) Reference Plan No. _____ Lot(s) _____
e) Assessment Roll No. _____ 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 APPROX 7.8M Depth APPROX 32M Area APPROX 350 SQM

b) Existing Use RESIDENTIAL Proposed Use RESIDENTIAL

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing) 1

(proposed) 1

d) Access will be by: Existing Proposed

Provincial Highway

Municipal Road - Maintained all year

Other Public Road

Regional Road

Seasonal Road

Private Right of Way

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

Lake or other body of water

Privately owned and operated individual or communal well

Other (specify): _____

g) Sewage disposal will be by: Existing Proposed

Publicly owned and operated sanitary sewer system

Privy

Privately owned and operated individual or communal septic system

Other (specify): _____

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

a) Frontage _____ Depth _____ Area _____

b) Existing Use RESIDENTIAL Proposed Use RESIDENTIAL

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

(existing) 1

(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 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	_____	_____
Official Plans		
City of Brampton	_____	_____
Region of Peel	_____	_____

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 # 217.950108 Status/Decision ASSUMED JUNE 24/2008

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

Yes No

Date of Transfer UNKNOWN Land Use APRIAL 27/2012

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 BRAMPTON
this 22 day of MARCH, 2024

[Signature]
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, _____ of the City of Brampton
in the County/District/Regional Municipality of Regional 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 25th of March 2024
in the City of Brampton
this 25 day of March, 2024 [Signature]
Signature of applicant/solicitor/authorized agent, etc.

[Signature]
Signature of a Commissioner, etc.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

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

March 25 2024
Clara

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, MICHAEL NICHOLSON
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;
1. _____;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2. Representing the undersigned before the Committee of Adjustment,
2. _____;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3. _____;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 22 day of MARCH, 2024


(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER


To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 48 NOSTALGIA COURT

I/We, MICHAEL NICHOLSON
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 22 day of MARCH, 2024


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

To whom it may concern:

My name is Michael Nicholson, I purchase a home in April of 2012 my lawyer at the time for closing was Ken James & associate which is now retired my mortgage is up for renewal and I'm in the process of getting a new mortgage lender so I can close off with Duca finance.

On signing off my new mortgage the lender came across this minor variance on my title and I could not get insurance for the mortgage at this time. I went to Duca to let them know of this minor variance and ask for some time to fix this, but I got no reply from Duca so I when to city hall Brampton and started the process. Duca has a judgment on my house and is trying to take my house.

I need your help to save my home please.

This unit has changed owners a few times before me, and no one fixed this.

Thanks

Michael Nicholson