

**Application for Consent**Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** B-2024-0014  
**Property Address:** 1304 and 1310 Steeles Avenue East  
**Legal Description:** Plan 676, Part Block A, RP 43R577 Part 1 and 2  
**Agent:** Gagnon Walker Domes Ltd.  
**Owner(s):** Waheguru Investments Inc.  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, September 17, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose and Effect of the Application:**

The purpose of the application is to request consent of the Committee of Adjustment to sever a parcel of land currently having a total area of approximately 2.44 hectares and grant 4 access easements. The proposed severed lot has a frontage of approximately 84 metres; a depth of approximately 81 metres and an area of approximately 0.73 hectares. It is proposed that four reciprocal access easements be established in favour of the properties municipally known as 1300, 1310 and 1304 Steeles Avenue East. It is proposed that the lot line between the lands municipally known as 1304 and 1310 Steeles Avenue East, which previously existed as two separate properties be re-established as they have inadvertently merged on title.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, September 12, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, September 12, 2024** by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

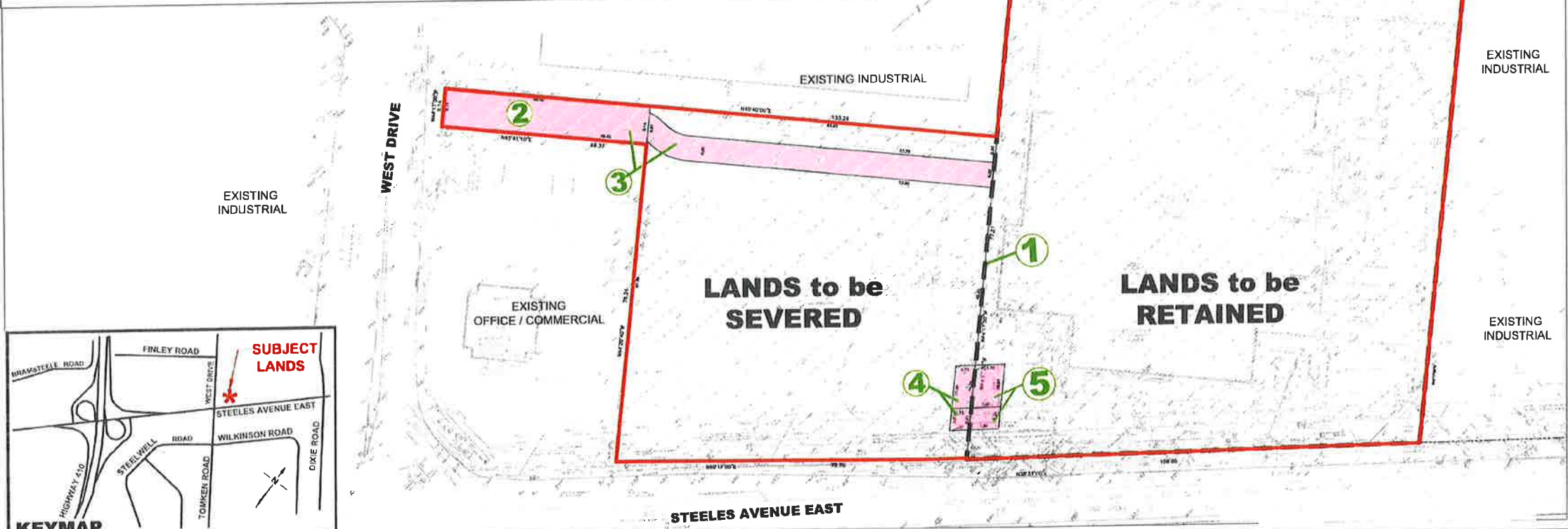
Dated this 28th day of August 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



**PROPOSED CONSENT AND EASEMENTS**

1. The re-establishment of the lot line between the lands municipally known as 1304 and 1310 Steeles Avenue East, which previously existed as two separate properties and have now inadvertently merged on title;
2. An access and passage easement having an approximate width of 9.14 metres, a depth of 49.42 metres, and an area of 0.045 hectares in favor of the property municipally known as 1300 Steeles Avenue East;
3. An access and passage easement having an approximate width ranging from 6.0 to 9.0 metres, a depth of 133.40 metres, and an area of 0.096 hectares in favor of the property municipally known as 1310 Steeles Avenue East;
4. An access and passage easement having an approximate width of 4.73 metres, a depth of 15.51 metres, and an area of 0.007 hectares in favor of the property municipally known as 1310 Steeles Avenue East; and
5. An access and passage easement having an approximate width of 7.32 metres, a depth of 15.59 metres, and an area of 0.011 hectares in favor of the property municipally known as 1304 Steeles Avenue East.



**CONSENT SKETCH**  
**PROPOSED SEVERANCE and EASEMENT PLAN**  
**1304 and 1310 STEELES AVENUE EAST**  
**CITY of BRAMPTON**  
**REGION of PEEL**

**STATISTICS OVERVIEW**

TOTAL LOT AREA: 2.44 ha (6.02 ac)  
LANDS to be RETAINED: 1.71 ha (4.23 ac)  
LANDS to be SEVERED: 0.73 ha (1.79 ac)

**LEGEND**

- PROPERTY BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- AREAS SUBJECT to ACCESS & PASSAGE EASEMENT

P.N.: 16.2189.00 Date: August 15, 2024  
Scale: N.T.S. Revised:  
Drawn By: D.S. File No.: PN 2189\_Consent\_Plan

7685 Hurontario Street  
Suite 507  
Brampton, Ont. L6Y 0B4  
P: (505) 794-5760  
F: (505) 771-7200  
W: www.gwdplanners.com

