

**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-2024-0015  
**Property Address:** 122-130 Main Street North, 6 & 7 Nelson Street East,  
7 & 11, Church Street East  
**Legal Description:** Plan BR2, Lots 53 and 54 Part Lots 49 to 52, 55 to 59,  
85, 86 E Hurontario St N, Queen St, and RP 43R6278,  
Parts 1 and 2  
**Agent:** UrbanSolutions Planning & Land Development  
Consultants Inc.  
**Owner(s):** Rose Garden Investments LP,  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, October 15, 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 to sever a parcel of land currently having a total area of approximately 0.87 hectares. The proposed severed lot has a frontage of approximately 18.89 metres; a depth of approximately 84.63 metres and an area of approximately 0.36 hectares. It is proposed that 2 lots be established from the existing lot for future mixed-use development of a 22-storey building on the proposed severed lot, along with the creation of access easements and a blanket easement for stormwater management.

**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, October 10, 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, October 10, 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 decide 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 26th day of September, 2024

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

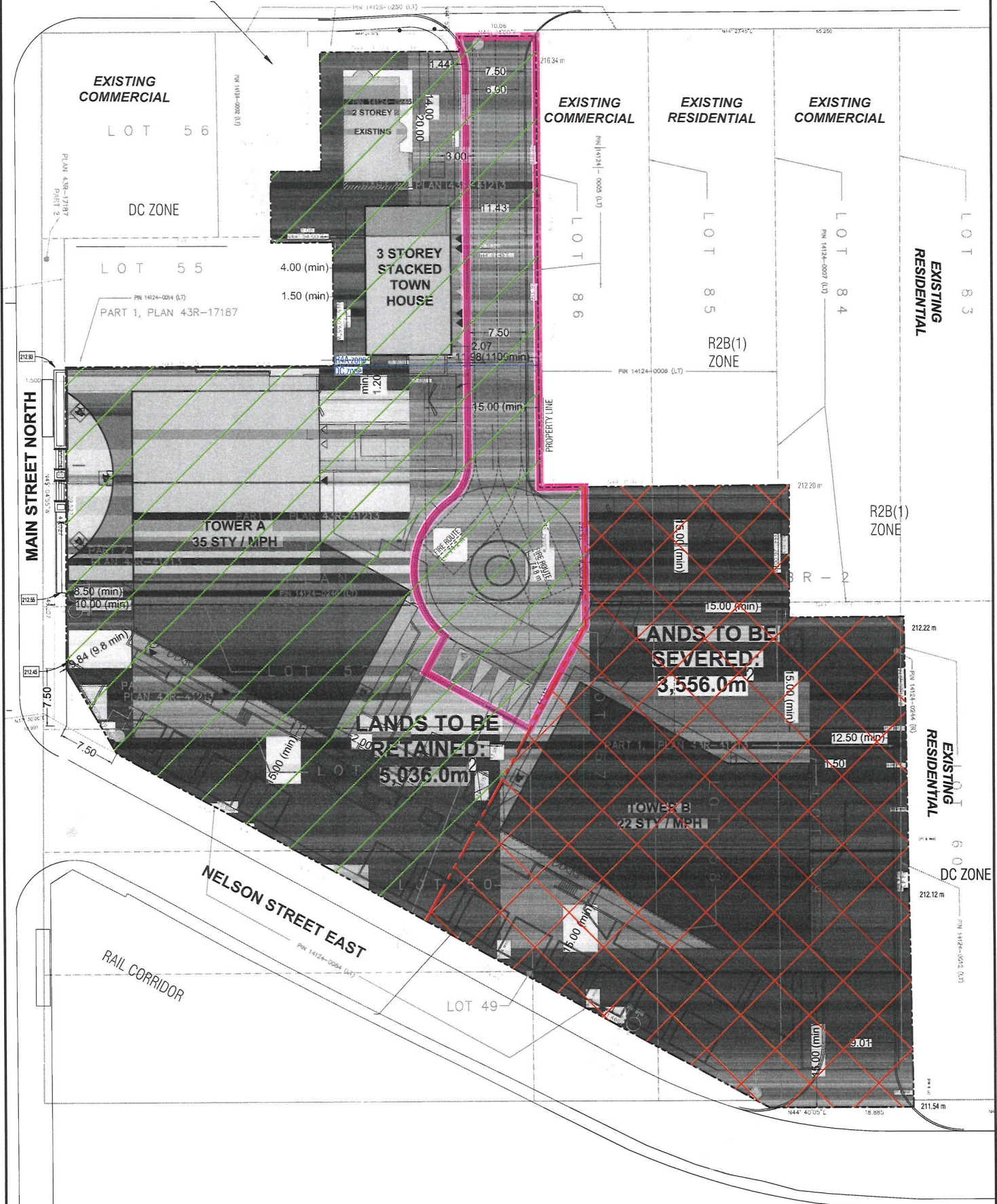




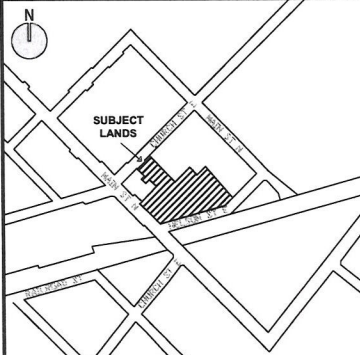
SCALE 1:500

CHURCH STREET EAST

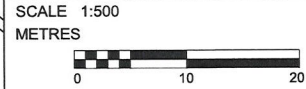
EXISTING COMMERCIAL



KEY MAP - N.T.S.



- LEGEND:**
- SUBJECT LANDS
  - PROPOSED SEVERANCE LINE
  - ZONE BOUNDARY
  - LANDS TO BE RETAINED
  - LANDS TO BE SEVERED
  - PROPOSED BUILDING FOOTPRINT
  - EXISTING BUILDINGS TO REMAIN
  - PROPOSED EASEMENT



PREPARED BY:



**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1  
HAMILTON, ON L8L 0C8  
905-546-1087 - urbansolutions.info

**NOT FOR CONSTRUCTION**  
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:  
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

TITLE:  
**SEVERANCE SKETCH**

PROJECT:  
**ROSE GARDEN INVESTMENT  
122-130 MAIN ST N  
CITY OF BRAMPTON**

CLIENT:  
**HI-RISE DEVELOPMENT  
ADVISORS INC.**

DESIGN BY: G+C ARCHITECTS	CHECKED BY: S. BEDDIE
DRAWN BY: L. TAIBI	DATE: SEPTEMBER 24, 2024
U/S FILE NUMBER: 335-19	SHEET NUMBER: 1