



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 2494747 Ontario Ltd.
(print given and family names in full)

Address 98-100 Rutherford Road South, Brampton, ON, L6W 3J5

Phone # 416-400-9911 Fax #

Email bir.ltd@hotmail.com

(b) Name of Authorized Agent Neil G. Davis, Davis Webb LLP

Address 800-24 Queen Street East, Brampton, ON, L6V 1A3

Phone # 905-451-6714 x 226 Fax # 905-454-1876

Email neil.davis@daviswebb.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: Consent to a conveyance (lot addition) and a consent to the partial discharge of the mortgages in favour of The Bank of Nova Scotia. The lands are to be added to the adjacent lands at 25 Clark Boulevard.

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.

25 Clark Blvd Inc.

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

a) Name of Street Rutherford Road South Number 98-100

b) Concession No. 2 EHS Lot(s) 4

c) Registered Plan No. Lot(s)

d) Reference Plan No. 43R39471; 43R17742 Lot(s) Pts 3 & 4; Pts 1-4

e) Assessment Roll No. 10-02-0-005-17800-0000 Geographic or Former Township Toronto Gore

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

Yes ☒ No ☐

Specify: BR51139, BR48239, BR53000 and VS121670

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

a) Frontage 45.68 metres Depth 63.23 metres Area 1,432.5 sq. m.

b) Existing Use Industrial Proposed Use Industrial

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
 (existing) None
 (proposed) None

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 checked="" 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 checked="" 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 checked="" 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 272.73 metres Depth 222.50 metres Area 60,682.42 sq. m.

b) Existing Use Industrial Proposed Use Industrial - No Change

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
 (existing) 1 building - industrial building
 (proposed) No change

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):

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

M2

M2

Official Plans

City of Brampton

Central Area/Central Area Mixed Use and Special Study Area

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 #

"B"2022-0007

Status/Decision

Approved (Lot Addition Only)

10.

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

Yes

☐

No

☒

Date of TransferLand 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	Unknown	
Zoning By-law Amendment	Unknown	
Minister's Zoning Order	Unknown	
Minor Variance	Unknown	
Validation of the Title	Unknown	
Approval of Power and Sale	Unknown	
Plan of Subdivision	Unknown	

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 ☐

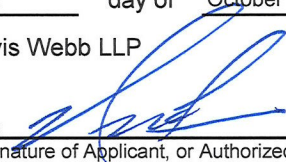
14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☒ No ☐

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 28th day of October, 2024.

Davis Webb LLP

Per: 
Signature of Applicant, or Authorized Agent, see note on next page
Neil G. Davis

Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, Neil G. Davis of the City of Brampton

in the County/District/Regional Municipality of Peel 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 October, 2024.


Signature of applicant/solicitor/authorized agent, etc.


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

Nov 5, 2024

Date Application Deemed Complete by the Municipality

RL

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land.
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ///);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, 2494747 Ontario Ltd. _____,
(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. Davis Webb LLP - All members _____;
(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 31st day of October, 2024.



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

Tarlochan Singh, I have the authority to bind the Corporation.
(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: 98-100 Rutherford Road South, Brampton, Ontario

I/We, 2494747 Ontario Ltd.
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 31st day of October, 20²⁴.



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

Tarlochan Singh, I have the authority to bind the Corporation.

(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

286875-001

DELIVERED BY HAND

November 4, 2024

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Sir/Madam:

RE: 2494747 Ontario Ltd. application for consent to convey and partial discharges re lot addition to 25 Clark Boulevard (25 Clark Blvd Inc.)

In connection with the above-captioned matter please find enclosed the following:

1. One (1) fully completed original copy of the application form with original signatures;
2. Two (2) copies of Reference Plan 43R-17742 depicting the severed and retained lands; and
3. Our trust cheque in the sum of \$4,519.00 representing the application fee.

By way of background, under Committee of Adjustment File No. "B"2022-0007 the application for consent to convey with respect to the lot addition requested in the enclosed application was approved but that Provisional Consent has now lapsed. That application did not provide for a concurrent request for a consent to partial discharges which we have been asked to include.

Yours very truly,

DAVIS WEBB LLP



Neil G. Davis
Enclosures as noted.