

FEB 27 2025

Committee of Adjustment

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

APPLICATION NUMBER:

"B"-2024-0017-

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 2689336 Ontario Inc.
(print given and family names in full)

Address 1625 Steeles Ave E Unit 3, Brampton ON L6T 4T7

Phone # 416-505-2122 Fax # _____

Email beera4u@live.ca

(b) Name of Authorized Agent Gursewak Singh - King Consultants Inc.

Address Unit 2, 177 Zenway Boulevard, Vaughan ON, L4H 3H9

Phone # 905-965-1610 Fax # _____

Email singhplan@outlook.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: To propose a technical consent to create a mutual access easement over an area identified as Part 1 and Part 2, 3, and 4 illustrated on the attached sketch. The technical consent will convey an easement from PIN:14213-0069 (10 Cadetta Road) over Parts 2, 3, 4 and 5 in favour of PIN: 14213-0075 (10514 Coleraine Drive) over Part 1. The proposed easement is required to avoid a landlocking situation created by the future local and Regional Road realignments and realignment of the Rainbow Creek watercourse in accordance a City of Brampton approved Master Environmental Servicing Plan.

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.

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

a) Name of Street Coleraine Drive Number 10514

b) Concession No. 11 Lot(s) 13

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

d) Reference Plan No. ND TORONTO GORE AS IN RO762809 Lot(s) _____

e) Assessment Roll No. 2110120001 04700 Geographic or Former Township TORONTO GORE

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

Yes ☒ No ☐
Specify: SUBJECT TO AND TOGETHER WITH PROPOSED MUTUAL ACCESS EASEMENT INSTRUMENT

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

a) Frontage _____ Depth _____ Area _____

b) Existing Use _____ Proposed Use _____

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

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input 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 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 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 _____ Depth _____ Area _____

b) Existing Use _____ Proposed Use _____

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

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?

10 CADETTA ROAD
Land to be Severed

10514 COLERAINE DRIVE
Land to be Retained

Zoning By-Law

M2-1511

Agricultural

Official Plans

City of Brampton

Employment, Industrial, Open Space

Employment, Industrial, Open Space & Special Study Area

Region of Peel

Employment

Employment

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 #

Status/Decision

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	<div></div>	<div></div>
Zoning By-law Amendment	<div></div>	<div></div>
Minister's Zoning Order	<div></div>	<div></div>
Minor Variance	<div></div>	<div></div>
Validation of the Title	<div></div>	<div></div>
Approval of Power and Sale	<div></div>	<div></div>
Plan of Subdivision	<div></div>	<div></div>

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 of
this day of , 20.

Check box if applicable:

Signature of Applicant, or Authorized Agent, see note on next page

☐ I have the authority to bind the Corporation

DECLARATION

I, of the of
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 of
in the of
this day of , 20.

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

Date Application Deemed Complete by the Municipality

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, 2689336 Ontario Inc. ,
(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.

Gursewak Singh - King Consultants Inc. ;
(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.

Gursewak Singh - King Consultants Inc. ;
(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.

Gursewak Singh - King Consultants Inc. ;
(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 _____ day of _____, 20____.

(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: 10514 Coleraine Drive

I/We, 2689336 Ontario Inc.
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.

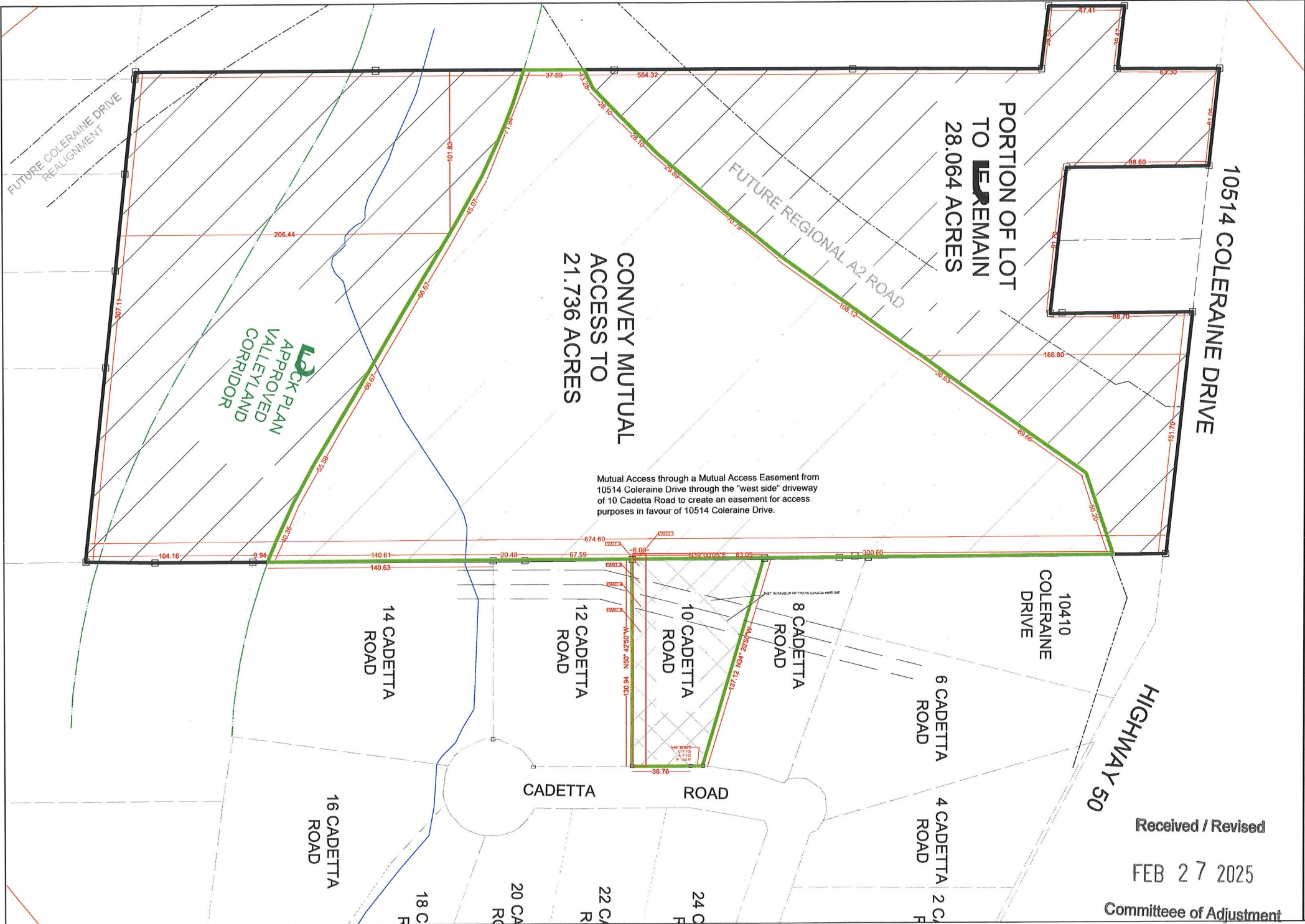
Dated this _____ day of _____, 20____.

(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



KEYMAP 1:20,000

10514 COLERAINE DRIVE
12 CADETТА ROAD

RETAINED LOT

PORTIONS OF LANDS AFFECTED BY EASEMENT

0.00

PROPOSED LOT STANDARDS

To propose a technical consent to create a mutual access easement over an area identified as Part 1 and Part 2, 3, and 4 as illustrated. The technical consent will convey an easement from PIN 14213-0059 (10 Cadetta Road) over Parts 2, 3, 4, and 5 in favour of PIN 14213-0075 (10514 Coleraine Drive) over Part 1. The proposed easement is required to avoid a landlocking situation created by the future local and Regional Road realignments and realignment of the Rainbow Creek watercourse in accordance with the City of Brampton approved Master Environmental Servicing Plan.

Proposed Parts:
Part 1 has a width of 8.00 m and an area of 24,232 SQM
Part 2 has a width of 8.00 m and an area of 99,696 SQM
Part 3 has a width of 8.00 m and an area of 76,775 SQM
Part 4 has a width of 8.00 m and an area of 74,835 SQM
Part 5 has a width of 8.00 m and an area of 785,210 SQM

The Region's Access Management Study and TIS determined that no access is contemplated for lands that will be intersected by the A2 will be virtually land locked and recommends an alternative access through a Cadetta Road parcel.

10 Cadetta Road legally described as PCL 4-1, SEC M343, LT 4, PL M343, S7/LT 1745368, T64881, SUMMITON.

10514 Coleraine Drive legally described as PT LT 13 CON 11 ND TORONTO GORE AS IN R0762809, SUMMITON.

Paper scale 1" = 2000
Measurements in Metres

King Consultant Inc.
Gursavak Singh
Unit 2, 177 Zimway Blvd
Vaughan, ON L4H 3H0
905-955-1610
singhplan@outlook.com

No.	Description	Date
01	Prepared for Submission	09/14/2024
02	Revisions per Region Staff comment	10/24/2024
03	Revisions per comments/change in app	02/20/2025

CONCEPTUAL OVERLAYS OF
PROPOSED TECHNICAL
CONSENT

CONCEPTUAL SEVERANCE
SKETCH

Project number 0062

Date 02/20/2024

Drawn by TK

Checked by GS

Scale 1:2000

Received / Revised

FEB 27 2025

Committee of Adjustment



King Consultants Inc.

Land Use Planning and Development Consultants

B-2024-0017

T: 905-965-1610

Gursewak@kingconsults.ca

Received / Revised

FEB 27 2025

Committee of Adjustment

February 25th, 2025
Planning, Building and Economic Development
City of Brampton
City Hall
2 Wellington St West
Brampton, Ontario L6Y 4R2

Attn: Planning, Building and Development Staff, City of Brampton

**RE: B-2024-0017 Planning Justification Brief for Technical Consent Application – 10
Cadetta Road & 10514 Coleraine Drive**

King Consultants Inc. is the planning consultant representing registered landowners, 2689336 Ontario Inc., of the above-noted property in the City of Brampton to prepare a Planning Justification Brief in support of a Consent Application. The application for lot Technical Consent to convey an easement involves two parcels located at 10514 Coleraine Drive, Brampton (hereinto referred to as subject land – I) and 10 Cadetta Road, Brampton (hereinto referred to as subject land – II). The owner is proposing to create 1 Part that allow for access through from subject land – I. The proposed Technical Consent will create Parts 2, 3, 4, and 5 on the westerly driveway of subject land – II from the rear lot line to the front yard driveway and presents no obstructions or limitations in access, usability and future development.

Subject land – I is legally described as Part Lot 13, Concession 11, ND TORONTO GORE AS IN R0762809; BRAMPTON. PIN: 142130075; ARN: 211012000104700.

Subject land – II is legally described as PCL 4-1, SEC M343; LT 4, PL M343 ; S/T LT1744368, TG4881 BRAMPTON

The proposed technical consent is required to avoid a landlocking situation created by the future local and Regional Road realignments and realignment of the Rainbow Creek watercourse in accordance a City of Brampton approved Master Environmental Servicing Plan. Furthermore, the technical consent application is required to avoid a landlocking of lands in relation to the City of Brampton, Secondary Plan for Block 47 (Schedule BP 47-1, 47-2 and 47-3 by GSAI, and the Hwy 427 Industrial Secondary Plan 47 Schedule SP 47 (a) Illustrated in Figure 1.

Subject Lands – I: Municipal address is 10514 Coleraine Drive Brampton. The total land area is about 49.8 acres. This land is accessed through Coleraine Drive only. --- (Figure – 2, for lands located on Coleraine Drive)

Subject Lands – II: Municipal address is 10 Cadetta Road, Brampton. The total land area is about 2.07 acres. The accessibility of these lands is from Cadetta Road. --- (Figure – 3 for lands located on Cadetta Road)

Peel Regional Official Plan: The lands at 10514 Coleraine Drive and 10 Cadetta Road in the Regional Official Plan falls in the designation of “Regional Structure - Urban System” --- Refer appendix - A



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Official Plan Brampton: The lands at 10514 Coleraine Drive and 10 Cadetta Road in the City Official Plan are designed as “Industrial – Special Study Area”---- Refer appendix – B;

Special Study Area: The subject lands I & II falls under the HWY 427 Industrial Secondary Plan Study (Area 47) --- Refer appendix – C

Brampton Zoning Bylaw (253-202): The lands at 10514 Coleraine Drive under section 46.1 bylaw are zoned as “A – Agricultural”; whereas; the lands at 10 Cadetta Road under section 32.1 of the bylaw are zoned as “M2 – Industrial 2”

Purpose and Scope:

This report has been prepared in support of above stated two consent applications. The main purpose of these applications is to avoid landlock of lands at 10514 Coleraine Drive Brampton due to the future proposed major arterial road proposed through the Subject Lands at “I” in the Highway 427 Industrial Secondary Plan (Area 47). Also, the Secondary Plan Area (Area 47) Access Management Report by Wood’s in section 3.27: Southern Landlock Parcels, this section impacts the 10514 Coleraine Drive lands, and the total parcel is divided into two parcels. The parcel considered for severance has been landlocked. Further the said lands on its westerly side have valley lands of Rainbow Creek making it inaccessible, if the access of Coleraine Drive is not available to them.

This exercise was initiated in mutual agreement with landowners of 10514 Colerain Drive and 10 Cadetta Rd in Brampton. The Parts proposed will have the following widths, area in SQM and purpose:

PARTS	WIDTH	AREA	DESCRIPTION
1	8.00M	24.232 SQM	Mutual Access from Subject Lands – I interior lot line to Subject Lands – II rear lot line.
2	8.00M	99.696 SQM	Mutual Access from Subject Lands – II rear lot line to Route Plan Registered as INST. 5091. (Trans Canada Pipeline)
3	8.00M	76.775 SQM	Mutual Access through Route Plan Registered as INST. 5091 (Trans Canada Pipeline) Part 2, Plan 43R-7644
4	8.00M	74.836 SQM	Mutual Access through Limited Registered as INST. 4881 (Trans Canada Pipeline) Part 2, Plan 43R-7644
5	8.00M	785.210 SQM	Mutual Access from Limited Registered as INST. 4881 (Trans Canada Pipeline) Part 2, Plan 43R-7644 through Subject Lands – II to legal westerly driveway on Cadetta Road.

Location and Surrounding Context

The subject lands I & II both are located south of Countryside Drive, East of Clarkway Drive, West of Coleraine Drive and HWY 50 and North of Castlemore Road. Also, the Valley Lands of Rainbow Creek takes the westerly side of the subject land –I.

Future Impact: The subject lands at 10514 Coleraine Drive comprise of about 50 acres. These lands are been impacted greatly with the future proposed road network in the HWY 427 Industrial Secondary Plan (Area 47) --- refer to figure 1-a. Please refer to the Concept Plan at figure: 4: the concept plan predicts the future major arterial road dividing the subject land – I, a future arterial road clipping subject land – 1 and the valley lands off Rainbow Creek buffer locking the subject land – I.



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In the light of the provincial policy documents and prevailing Official plan of upper tier and city municipal governments, the request severance is inline and meet the said criteria in the area specific policies under the HWY 427 Industrial Secondary Plan (Area 47).

Provincial Policy Documents

The proposed two consent applications are in line with the new Provincial Planning Statement (PPS) 2024 and Places to Grow Plan etc.

Region of Peel Official Plan

The subject lands I & II designated as Urban System under Regional Structure (Official Plan Schedule E-1). The Regional Structure development policies are addressed in the Chapter – 5. With a goal outlined in “Section 5.2 Goal: *To provide a diversity of complete healthy communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel.*”

Further, Peel official Plan Section 5.10: Transportation System in subsection 5.10.36: Major Road Network Schedule- F 2 shows the proposed Arterial Road A2 which passing through the subject lands – I.

The two consent applications adhere to the policies of Regional Structure - growth & transportation for the subject lands I & II.

Brampton Official Plan – 2020

The consent application for subject lands I & II are in line with sections 4.14: SPECIAL STUDY AREAS, CORRIDOR PROTECTION AREAS AND SPECIAL LAND USE POLICY AREAS of the City of Brampton Official Plan 2020.

In addition, section 6: Special Policy Areas and section 7: Transportation of Chapter 47 “HWY 427 INDUSTRIAL SECONDARY PLAN” of the City of Brampton Official Plan 2020 supports the requested consent applications.

Additional Studies

Secondary Plan (Area 47) Access Management Report prepared by Wood Consultants for the Region of Peel and City of Brampton in sections 3.2.4: “Obstruction to Land Accesses” touches on the landlock created for lands at 10514 Coleraine Drive. – For detail refer to section below:

QUOTE:

Section 3.2.7 Southern Landlocked Parcels *The parcels to the south of the intersection of Arterial A2 and Coleraine Dr., as shown in Appendix B, present their own difficulties due to the complicated geography and features of the area. One of the primary areas of concern is the existing Rainbow Creek. As can be seen in Figure 17 below, Rainbow Creek acts as a natural barrier to areas of existing properties.*



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Figure 17: Rainbow Creek Limits

Rainbow Creek further splits access to the southern landlocked properties. For the parcel to the west of Rainbow Creek it is suggested that the same approach as was taken with the properties in section 3.2.6. It may be worthwhile to consolidate with the existing properties to the west that have existing road access on Clarkway Dr. However, connecting to the new East West Arterial, during the interim and final scenarios is strongly discouraged as it would create safety concerns. The proximity to the new intersection as well as the geometry of the turn on the west side may cause for unsafe conditions for a future access. To the east of Rainbow Creek, connecting this to the north via Arterial A2 would not be feasible due to the close proximity to proposed intersections as well as the Single-Point Urban Interchange (SPUI) connection at Highway 50. No accesses should be granted between the intersection and SPUI on A2 due to the expected volume and capacity of this roadway. It is also blocked by Rainbow Creek to the west, and therefore the only potential way to connect these landlocked properties would be to go further south.



In the interim, connection to Old Coleraine Dr. will be available until such time that Arterial A2 is built or the new SPUI interchange is built, at which point new accesses will have to be built to Cadetta Rd. in the south. There is several access options to be considered including building a road connecting to Cadetta Rd. on one of the existing property boundaries connecting the new road to the cul-de-sac or the elbow of Cadetta Rd.



Figure 18: Cadetta Rd. Connection Options

Of these two suggestions, the connection to the cul-de-sac would only be applicable if the landlocked property on the east corner was consolidated with the property immediately to the south of it, otherwise, the connection to the corner of Cadetta Rd. would be able to facilitate the access to both landlocked properties."
QUOTE:

Further, the City of Brampton in partnership with the Region of Peel has completed two Schedule 'C' Municipal Class Environmental Assessment (Class EA) studies for the following roads:

Part A

- North-South Arterial (A2), a new north-south arterial roadway from Mayfield Road to Major Mackenzie Drive/Regional Road 50.
- Coleraine Drive from Mayfield Road to Arterial A2.

Conclusion: In the light of the related municipal and provincial policy documents and specially "Accesses Management Report for Secondary Plan (Area 47)" - extract within quotes - states that the proposed two consent applications are in line with the stated policies. Also, the subject lands I & II are following the future development strategy of as outlined in the chapter 47 of the City of Brampton Official Plan and chapter 5 of the Region of Peel Official Plan.

Please note that the lands severed from 10514 Coleraine Drive will remain zoned agriculture until future of those lands are decided, and will be used for agricultural purpose.



King Consultants Inc.

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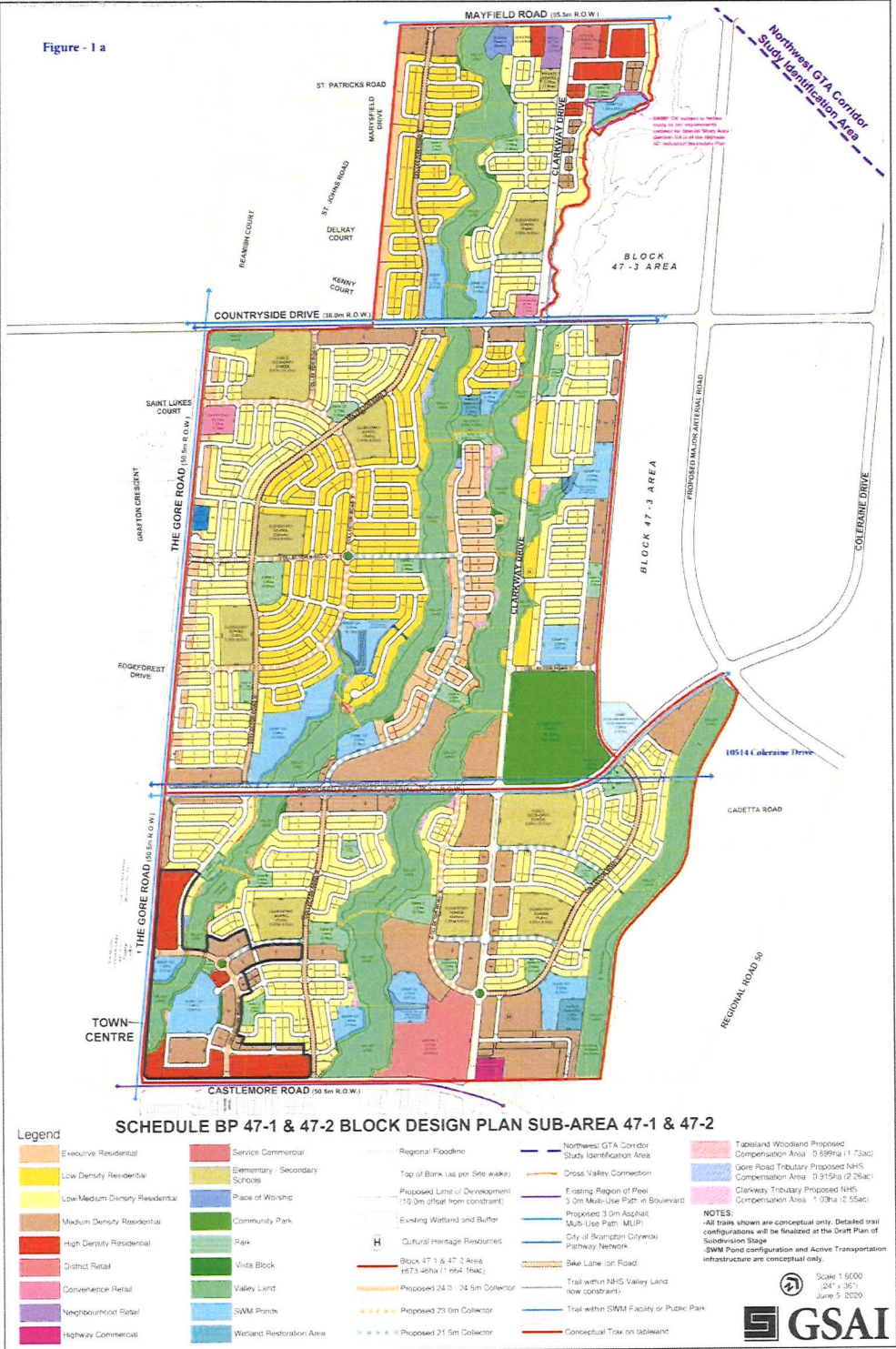
Gursewak@kingconsults.ca

We trust that the above materials are in order. Should you require any further information, do not hesitate to contact the undersigned.

Warm regards,

Gursewak Singh
Director, Planner
King Consultants Inc.
Provisional Member MCIP, RPP
Unit 2, 177 Zenway Blvd,
Vaughan ON. L4H 3H9
905-965-1610
singhplan@outlook.com

Attachments



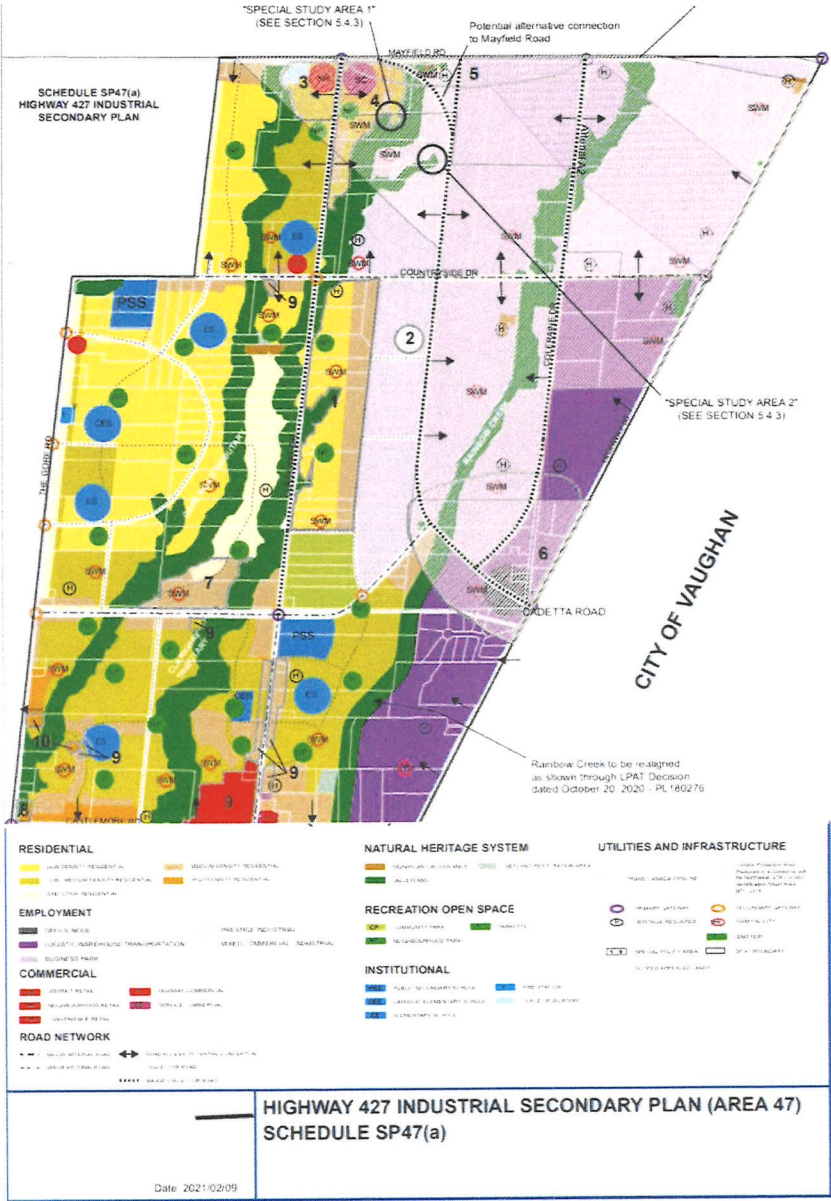


Figure 4: Brampton SP47 Secondary Plan

Figure - 1 b

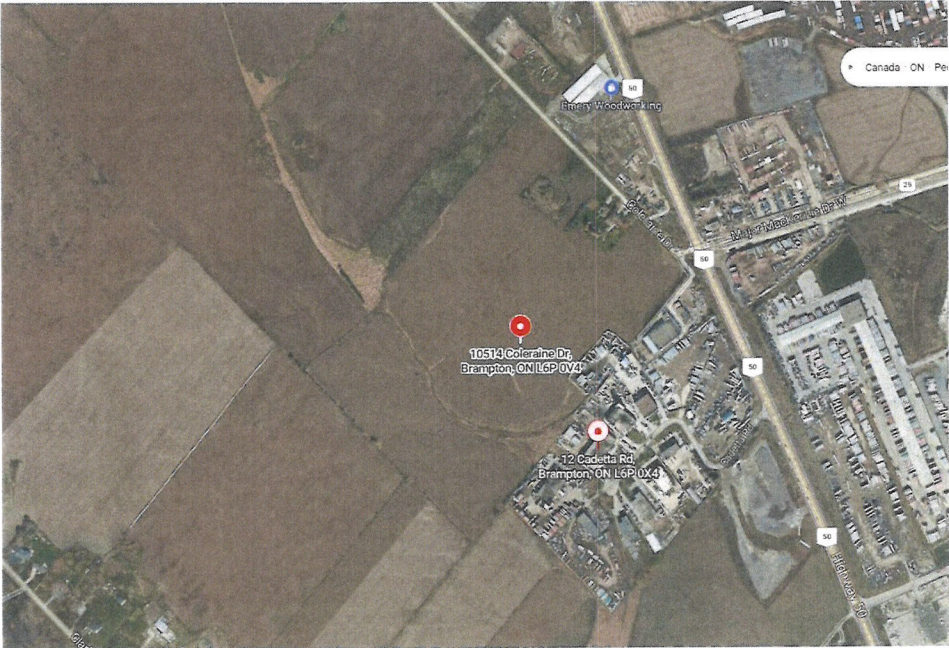


Figure. 2 Aerial View of 10514 Coleraine Drive

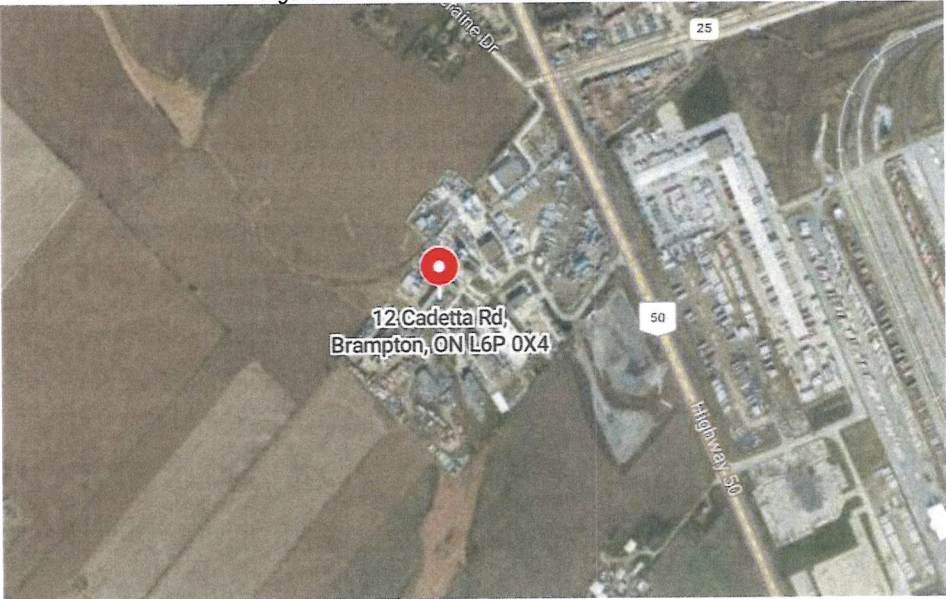
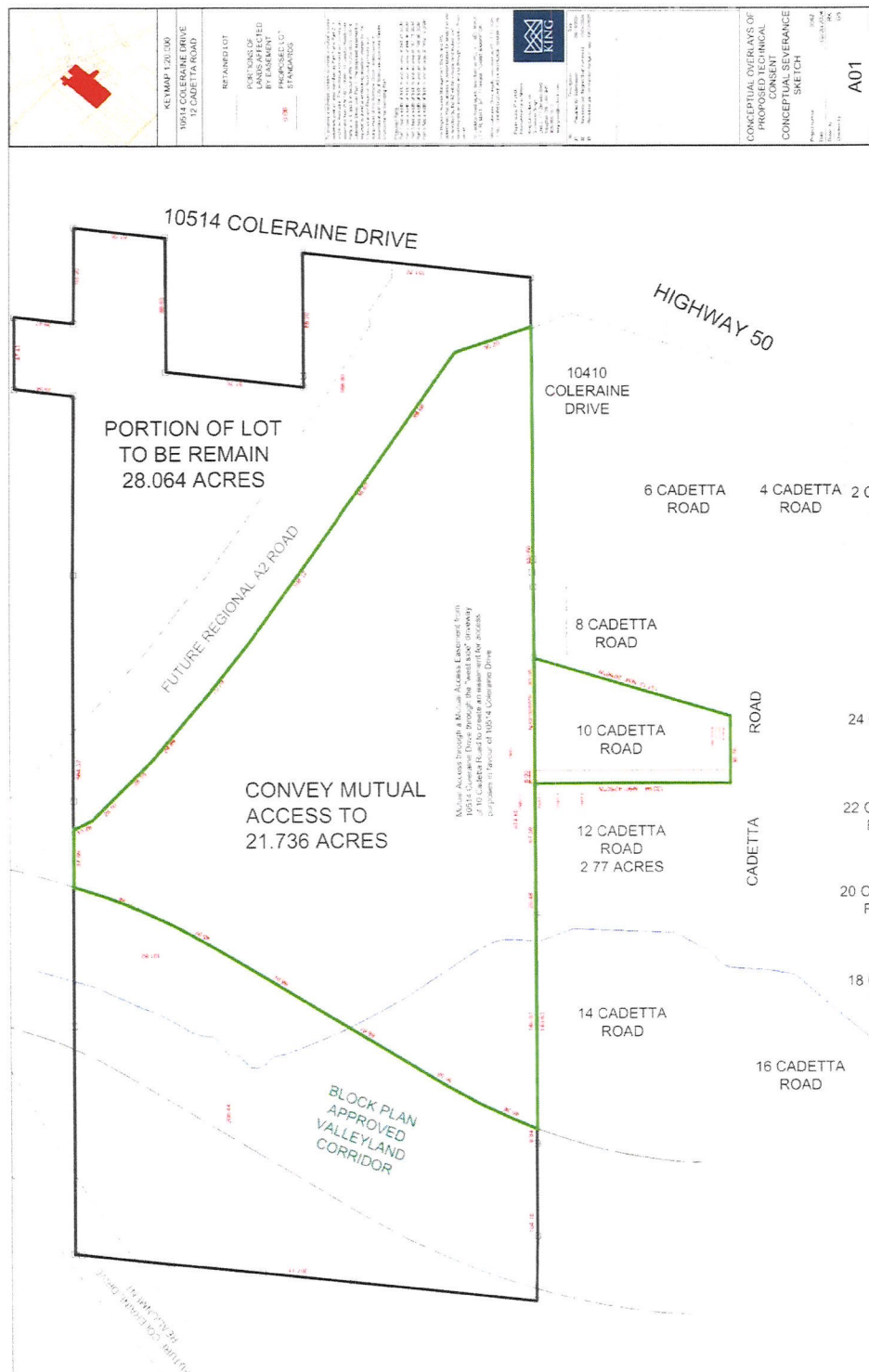
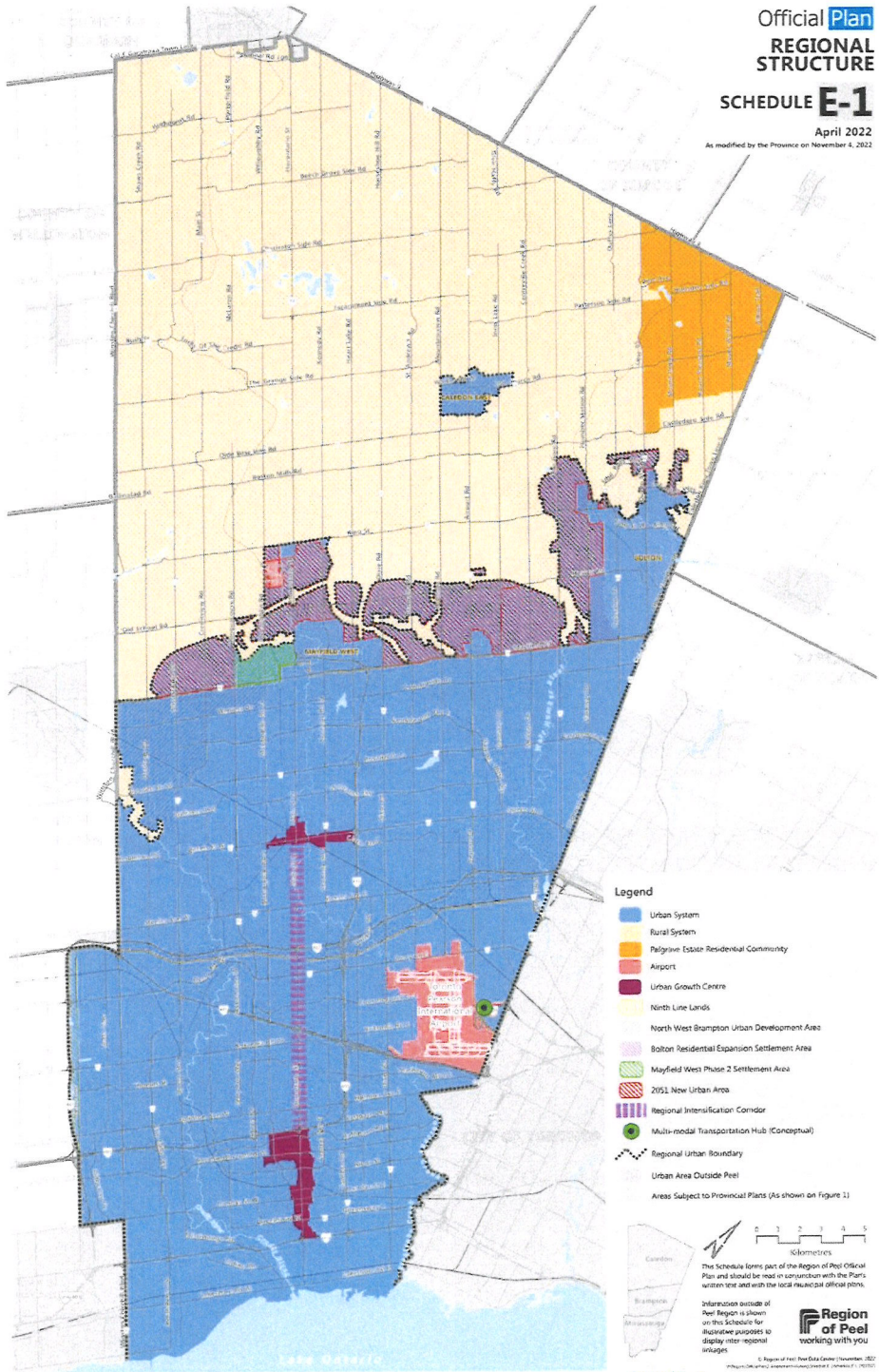


Figure. 3 Aerial View of 12 Cadetta Road



T: 905-965-1610
Gursewak@kingconsults.ca



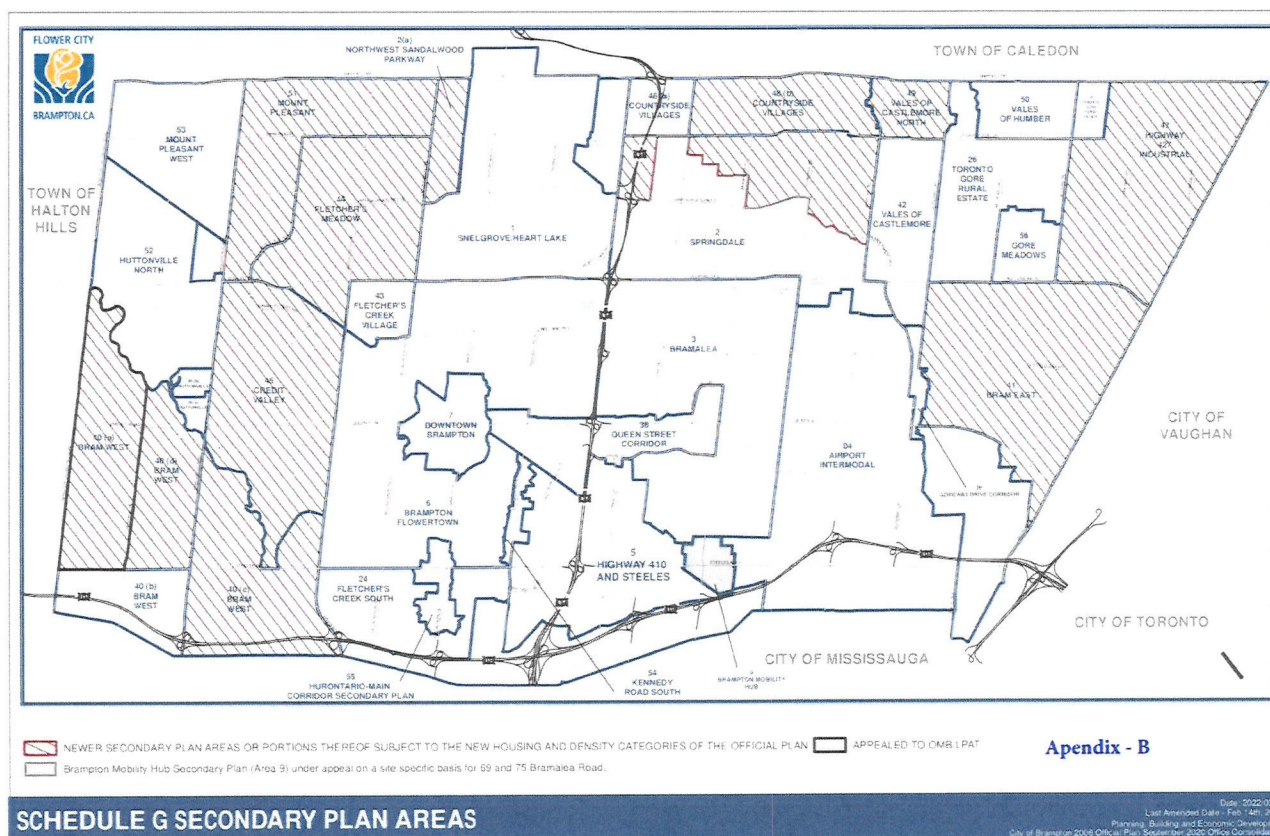


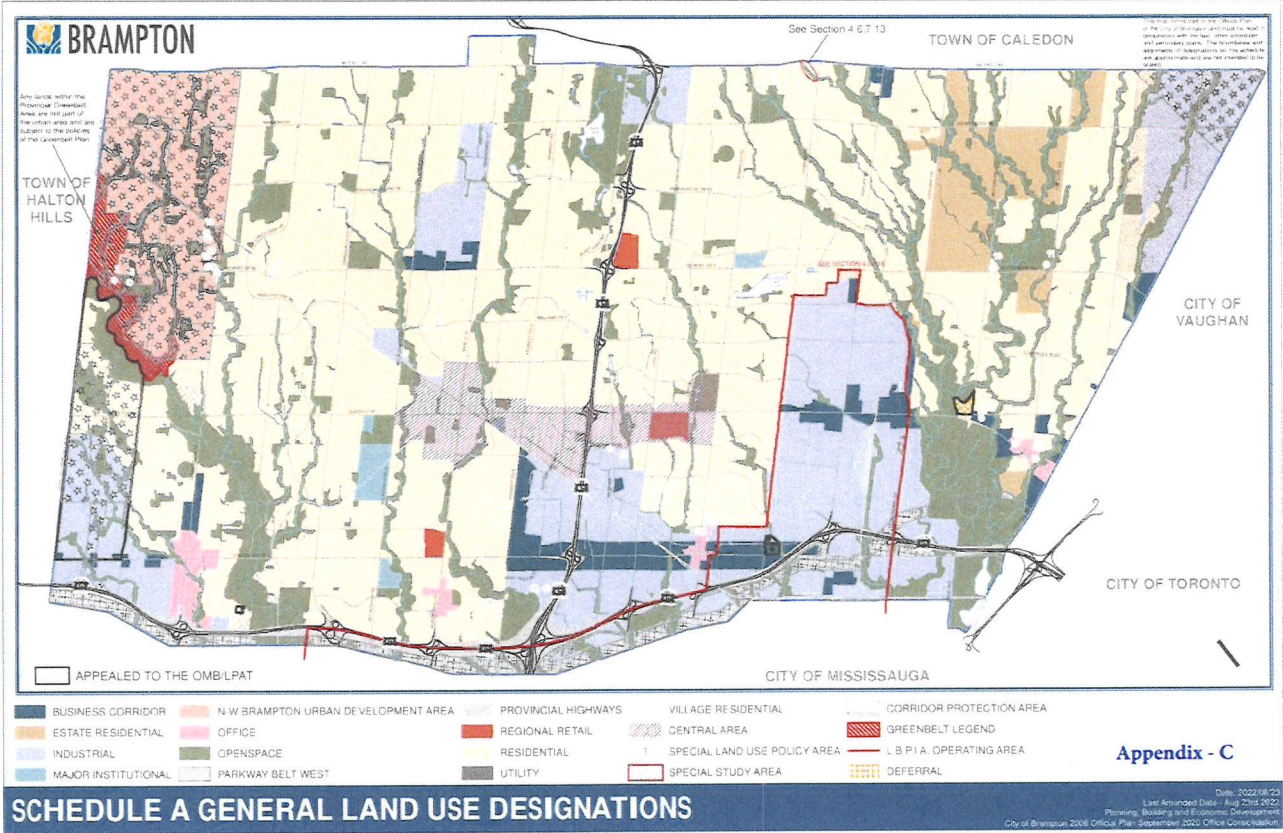
Appendix - A

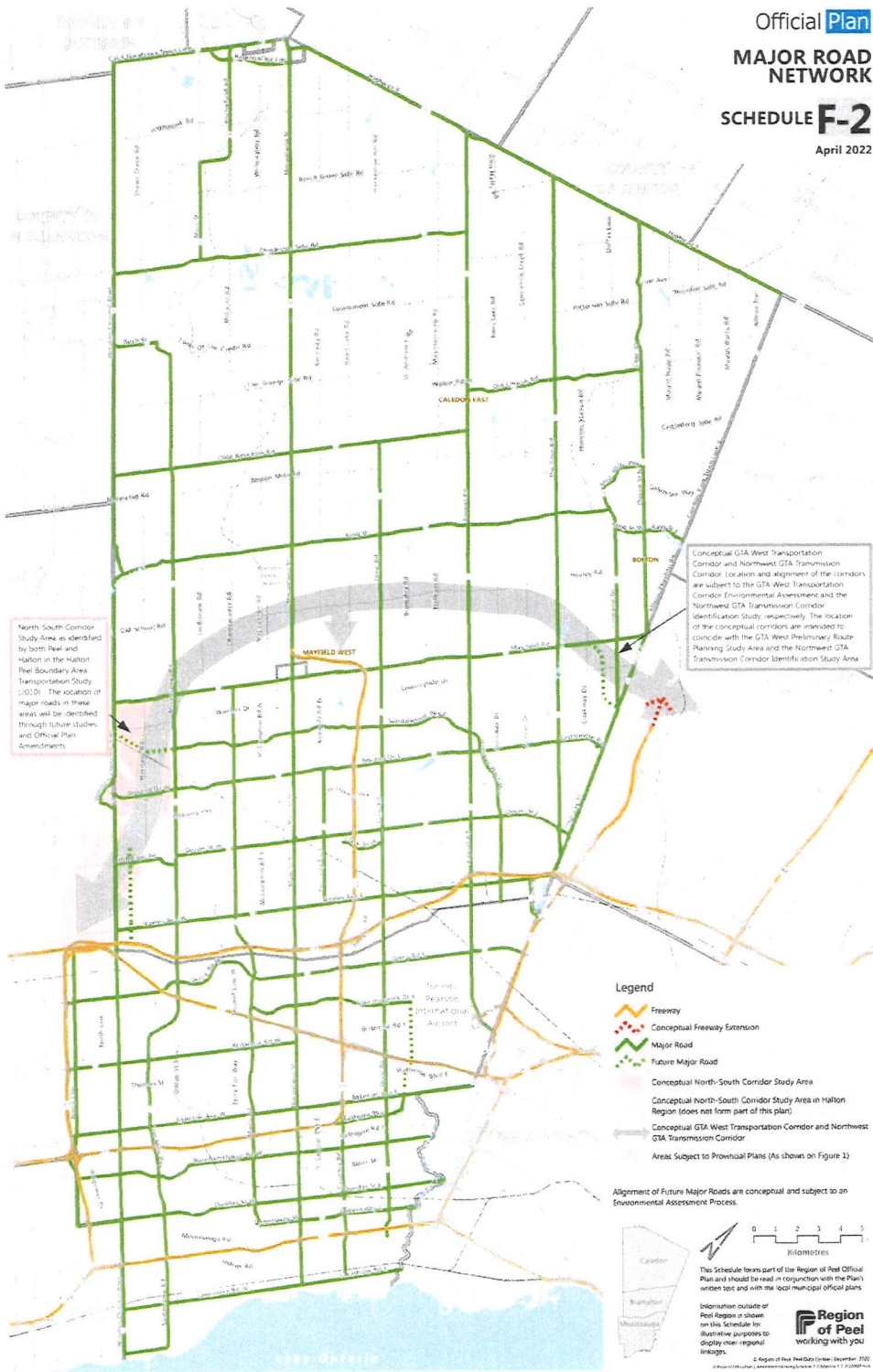


T: 905-965-1610

Gursewak@kingconsults.ca







ACCESS AGREEMENT

This Access Agreement (the "Agreement") is made on Jan 31 by and between:

752054 Ontario Ltd ("Grantor"), residing at 82 Garden Ave Richmond Hill, and

2689336 Ontario Inc ("Grantee"), residing at 6 Cadetta Rd

WHEREAS, Grantor is the owner of real property located at 10 Cadetta Rd. ("Grantor's Property"); and

WHEREAS, Grantee is the owner of real property adjacent to Grantor's Property, located at 10514 Coleraine ("Grantee's Property"); and

WHEREAS, Grantee desires to obtain access rights across a portion of Grantor's Property for the purpose of access to Cadetta Rd

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Grant of Access

Grantor hereby grants to Grantee a exclusive right of access over the following described portion of Grantor's Property: West Side Lane (the "Access Area").

2. Purpose

The access rights granted herein shall be used solely for pass through and for no other purpose without Grantor's prior written consent.

3. Term

This Agreement shall commence on Jan 31 2025 and continue , unless terminated earlier as provided herein.

4. Maintenance and Repairs

Grantee shall be responsible for maintaining the Access Area in good condition and repair. Maintenance shall include standard road way maintenance.

5. Insurance

Grantee shall maintain general liability insurance covering the use of the Access Area with minimum coverage of 2 million per occurrence. Grantee shall provide Grantor with proof of such insurance annually.

6. Compensation

Grantee shall pay Grantor for the access rights granted herein.

7. Restrictions

a) None

8. Termination

The Grantor may terminate this agreement immediately upon grantee's material breach of any term herein.

9. Indemnification

Grantee agrees to indemnify, defend, and hold harmless Grantor from any claims, damages, or expenses arising from Grantee's use of the Access Area.

10. Assignment

This Agreement may not be assigned by Grantee without Grantor's prior written consent.

11. Modifications

Any modifications to this Agreement must be in writing and signed by both parties.

12. Governing Law

This Agreement shall be governed by the laws of Ontario.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

GRANTOR:

Ron Michelangelo

Date:

JAN. 31 / 2025

GRANTEE:

Opal Bilapil

Date:

JAN 31 / 2025

NOTARY ACKNOWLEDGMENT

Province of _____

City of _____

On this ____ day of _____, 20____, before me personally appeared Ron Michelangelo and Opal Bilapil known to me to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: _____

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/Applicant2689336 Ontario Inc.

(print given and family names in full)

Address8 Cadetta Road, Brampton ON L6P 0X4

Phone #416-505-2122Fax #

Emailbeera4u@live.ca

(b) Name of Authorized AgentGursewak Singh - King Consultants Inc.

AddressUnit 2, 177 Zenway Boulevard, Vaughan ON. L4H 3H9

Phone #905-965-1610Fax #

Emailsinghplan@outlook.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: Lot Addition application to add a portion of 10514 Coleraine Drive to 12 Cadetta Road

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.

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

a) Name of StreetColeraine DriveNumber10514

b) Concession No.11Lot(s)13

c) Registered Plan No.ND TORONTO GORE AS IN R0762809Lot(s)

d) Reference Plan No.Lot(s)

e) Assessment Roll No.211012000104700Geographic or Former TownshipTORONTO GORE

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

YesNo X

Specify:

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

a)

Frontage 401.07

Depth 234.41

Area16.422 Acres

b)

Existing Use Agricultural & yard

Proposed UseAgricultural & yard

c)

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

(existing) n/a

(proposed) n/a

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): Lot to be severed is unserviced

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): Lot to be severed is unserviced

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

a)

Frontage 214.17

Depth 680.41

Area 33.358 Acres

b)

Existing Use Agricultural

Proposed UseAgricultural

c)

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

(existing) n/a

(proposed) n/a

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	<input type="checkbox"/>	<input type="checkbox"/>
	system 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):	<u>Unserviced but has the ability to be serviced by municipal water</u>	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input 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):	<u>Unserviced but has the ability to be serviced by municipal sewer</u>	

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>Agricultural</u>	<u>Agricultural</u>
Official Plans		
City of Brampton	<u>Employment, Industrial, Open Space</u>	<u>Employment, Industrial, Open Space & Special Study Area</u>
Region of Peel	<u>Employment</u>	<u>Employment</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 ☒

File # _____ Status/Decision _____

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 ☐

10. Is the subject land within an area of land designated under any Provincial Plan?
(GGH, 2020) Yes ☒ No ☐

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

14. 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 16 day of September, 2024.

Check box if applicable:

[Signature]
Signature of Applicant, or Authorized Agent, see note on next page

☐ I have the authority to bind the Corporation

DECLARATION

I, Chiranjeev Singh CITY of the 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 11 of October 2024
in the City of Brampton
this ____ day of _____, 20____
[Signature]
Signature of applicant/solicitor/authorized agent, etc.

[Signature]
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.

Oct 14, 2024
Zoning Officer

Clara
Date

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.

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: 10514 Coleraine Drive

I/We, 2689336 Ontario Inc. (Balbir Opal)
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 16 day of September, 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**

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, 2689336 Ontario Inc. (Balbir Opal) ,
(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. Gursewak Singh - King Consultants Inc. ;
(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. Gursewak Singh - King Consultants Inc. ;
(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. Gursewak Singh - King Consultants Inc. ;
(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 16 day of September, 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.

