



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 Rose Garden Investment LP
(print given and family names in full)

Address 25 Imperial Street, Toronto, ON, M5P 1B9

Phone # 416-258-4340 Fax # _____

Email asalomon@thehi-risegroup.com

(b) Name of Authorized Agent UrbanSolutions Planning & Land Development Consultants Inc.

Address 3 Studebaker Place, Unit 1, Hamilton, ON, L8L 0C8

Phone # 905-546-1087 Fax # _____

Email mjohnston@urbansolutions.info

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: Creation of a new lot

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.

N/A

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

a) Name of Street Church Street East

Number 7
Part of 49-52,57-59,85&
86 & All of lots 53 & 54

b) Concession No. 1 Lot(s) _____

c) Registered Plan No. BR2 Lot(s) _____

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 +/- 14.65 m Depth +/- 19.25 m Area +/- 303.98 m2

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) Existing single detached dwelling
(proposed) Existing single detached dwelling

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?
N/A

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water	<input checked="" 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):		

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):		

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

a) Frontage Varies (see cover letter) Depth Varies Area +/- 8,289.0 m2

b) Existing Use Vacant Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) Vacant
(proposed) 1 22- storey residential mixed use tower, 1 35-storey residential mixed use tower, stacked townhouses: 572.4 sq metres

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?

N/A

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water	<input checked="" 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):		

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	<u>Residential R4A(H)</u>	<u>Residential R4A(H) and Downtown Commercial DC(H)</u>
Official Plans		
City of Brampton	<u>Central Area</u>	<u>Central Area</u>
Region of Peel	<u>Urban Growth Centre</u>	<u>Urban Growth Centre</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 # B.2024-0015 Status/Decision Conditionally Approved

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	A-2023-0050	Approved
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?

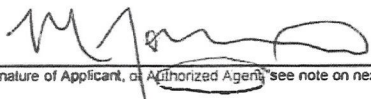
Yes ☒ No ☐

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 Hamilton
this 10th day of February, 2025


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

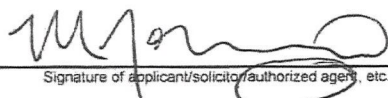
Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, Matt Johnson of the City
in the ~~County/District/Regional Municipality~~ of Hamilton 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 Hamilton
in the Province of Ontario
this 10th day of February, 2025


Signature of applicant/solicitor/authorized agent, etc.


Signature of a Commissioner, etc.

Laura Leigh Drennon, a Commissioner,
etc., Province of Ontario, for
UrbanSolutions Planning & Land
Development Consultants Inc.
Expires January 13, 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.

L. Barbuto

Zoning Officer

February 18, 2025

Date

Received February 20, 2025 - Mercedes

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, Rose Garden Investments LP ,
(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.

UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston ;
(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. ;

UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
0.

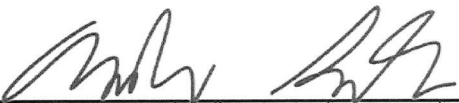
Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3.

UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston ;
(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 14 day of February , 2025 .


(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

LOCATION OF THE SUBJECT LAND: 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East, Brampton

I/We, Rose Garden Investments LP
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 14 day of February, 2025.

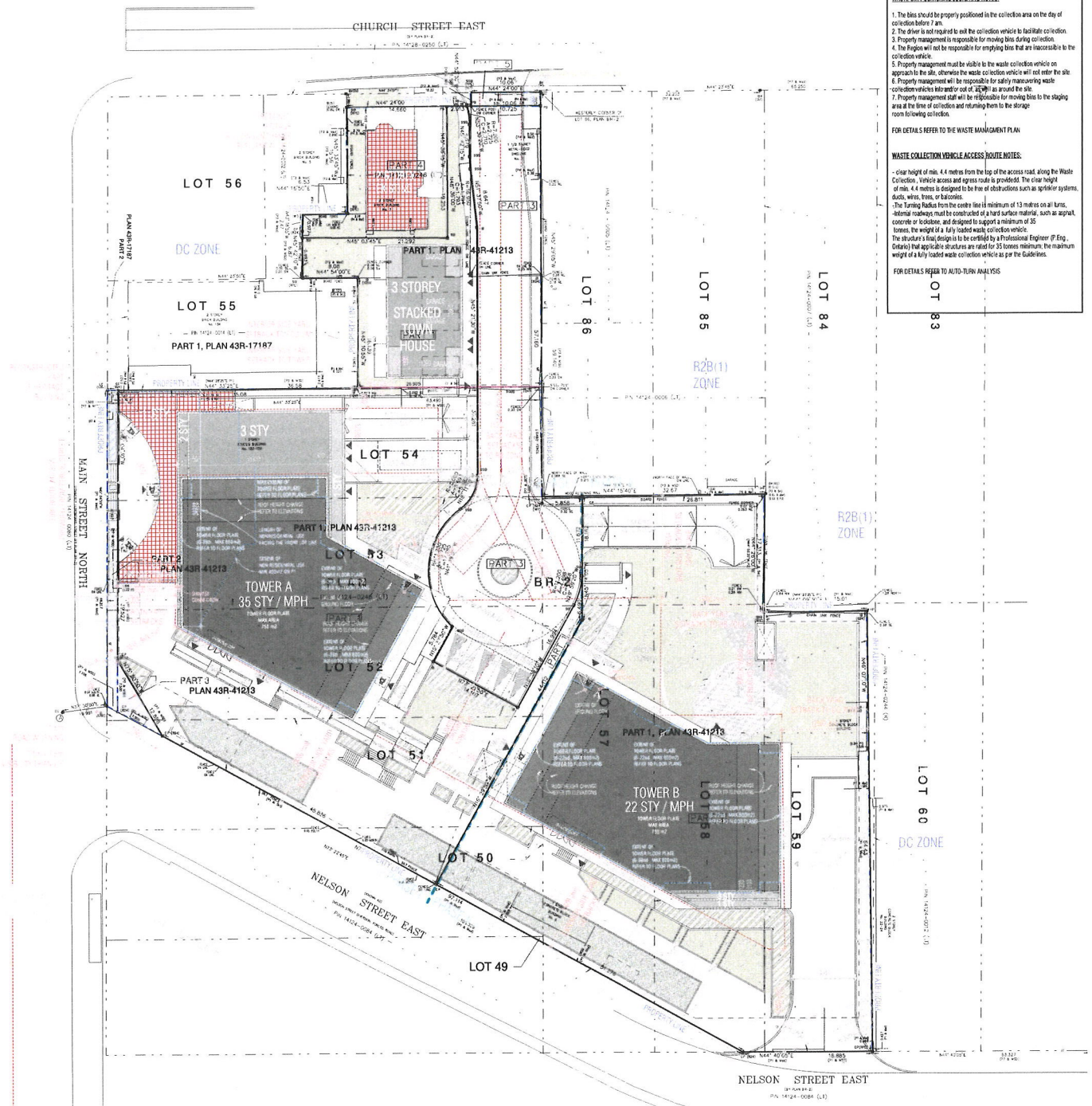
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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

8. Committee of Adjustment		
Residential Minor Variance Applications		
Above/Below Grade Variance (Door/Window)	\$11,949	Per Application
Driveway Variance	\$11,949	Per Application
Parking Variance	\$11,949	Per Application
Variances to Section 10.16 (Garden Suites) of the Zoning By-Law	\$11,949	Per Application
All Other Variances	\$2,990	Per Variance
Maximum Fee	\$11,949	Per Application
Institutional, Commercial or Industrial (ICI) Minor Variance Applications		
Minor Variance Application	11,949	Per Application
"After the Fact" Variance (Residential or ICI) Variance application resulting from a registered complaint, construction inspection, building order or enforcement action.	\$11,949	Per Application
Consent Applications		
Consent Application – Lot Creation	\$10,157	Per Application
Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$5,000	Per Notice
Consent Certificate	\$2,127	Per Certificate
Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none"> \$400 refund if withdrawn prior to internal circulation (By-law 231-2007). \$300 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007). No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007). 		



WASTE BIN POSITIONING JOCKEYING NOTES:

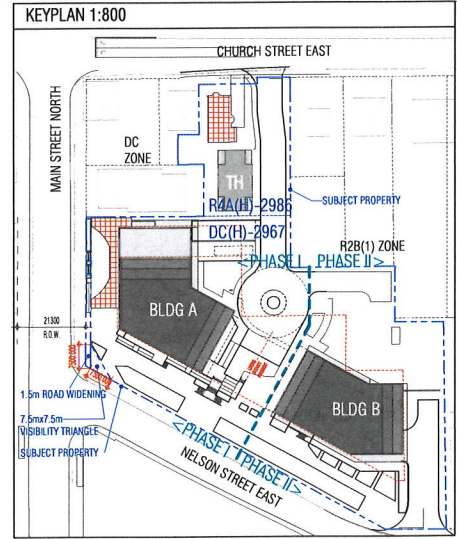
1. The bins should be properly positioned in the collection area on the day of collection before 7 am.
2. The driver is not required to exit the collection vehicle to facilitate collection.
3. Properly management is responsible for moving bins during collection.
4. The Engineer will not be responsible for emptying bins that are inaccessible to the collection vehicle.
5. Properly management must be visible to the waste collection vehicle on approach to the site, otherwise the waste collection vehicle will not enter the site.
6. Properly management will be responsible for safely maneuvering waste collection vehicles into and/or out of the site as around the site.
7. Properly management staff will be responsible for moving bins to the staging area at the time of collection and reposition them to the storage room following collection.

FOR DETAILS REFER TO THE WASTE MANAGEMENT PLAN

WASTE COLLECTION VEHICLE ACCESS ROUTE NOTES:

- Clear height of min. 4.4 metres from the top of the access road, along the Waste Collection, vehicle access and egress route is provided. The clear height of min. 4.4 metres is designed to be free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies.
- The Turning Radius from the centre line is minimum of 13 metres on all turns.
- Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or cobblestone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
- The structure's final design is to be certified by a Professional Engineer (P. Eng., Ontario) that applicable structures are rated for 35 tonnes minimum the maximum weight of a fully loaded waste collection vehicle as per the guidelines.

FOR DETAILS REFER TO AUTO-TURN ANALYSIS



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE APPLICABLE LAWING JURISDICTION. THE DESIGN ENGINEER HAS BEEN ADVISED THAT THE INFORMATION REPORTED ON BY THE OFFICE IN RE-STATE TO THE INFORMATIONAL CHARACTER OF THE SITE.

THIS DRAWING IS NOT TO BE SEATED AN ARCHITECTURAL SYMBOLS INDICATED ON THE DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS CONTRADICTION BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

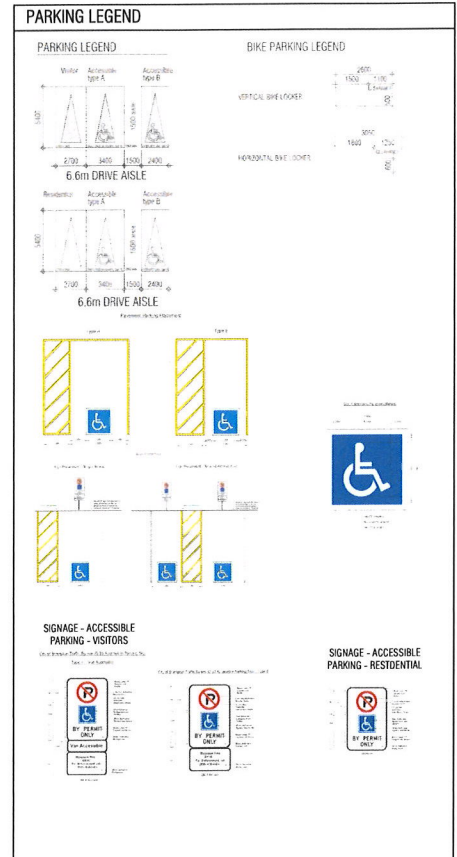
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. HOWEVER, THE RECEIVING FIRM MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

- 1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
- 2. TRANSMISSION OF ANY VALUE OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

REVISIONS

No.	Date	Description	Issued by
001	NOV.12.2021	ISSUED FOR D.P.	B.G.
002	NOV.30.2021	ISSUED FOR S.P.A.	B.G.
003	AUG.31.2022	ISSUED FOR S.P.A.	B.G.
004	DEC.15.2022	ISSUED FOR S.P.A.	B.G.
005	NOV.02.2023	ISSUED FOR S.P.A.	B.G.
006	JUL.28.2024	ISSUED FOR S.P.A.	B.G.
007	OCT.07.2024	ISSUED FOR S.P.A.	B.G.
008	DEC.20.2024	ISSUED FOR S.P.A.	B.G.
009	FEB.04.2025	ISSUED FOR S.P.A.	B.G.




No.	Date	Description	Issued by
Issued for revision			
+			
			
+			
GRAZIANI CORAZZA ARCHITECTS			
+			
4400 JAMES STREET BUILDING D SUITE 200, CONCORD, ONTARIO L4H 6L8 PHONE: 905.755.2601 FAX: 905.755.2644 WWW.GC-ARCHITECTS.COM			
+			
PROPOSED MAJOR DEVELOPMENT S.P.A. 2023-0309			
ROSE GARDEN			
122-130 MAIN ST N			
BRAMPTON ONTARIO			
Project Architect: B.G.			
Assistant Designer: A.G.			
Drawn By: A.D./J.K.			
Checked By: D.B.			
Plot Date: Feb. 04.2025			
Job #: 1829.20			

PIN 14128-0250 (L)

PART 9

PLAN 43 R-
RECEIVED AND DEPOSITED
Date
REPRESENTATIVE FOR
LAND REGISTRY FOR THE LAND
TITLE DIVISION OF PELL (No. 43)
I REQUEST THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT
Date
DRAFT
FOR A. MICHAEL OLS

SCALE 1:200 METRIC



R.A. McLaren, O.L.S. - 2026

[illegible]

MAIN STREET NORTH
 (PRODUCTS SUPPLYING 50% OF THE POWER)
 PHONE 1-412-4-0060 (CITY)

PIN 14124-0084 (L)

METRIC NOTE:
DISTANCES AND DOGS
SHOWN ON THIS PLAN
METRES AND CAN BE
CONVERTED TO FEET
BY DIVING BY 0.30

SURVEYOR'S CERTIFICATE

1 THE SUPPLY WAS COMPLETED ON THE DAY OF

A.T. McLaren
 (P) 416. 291. 1111
 45 JOHN STREET SOUTH SUITE 231
 HAMILTON, ONTARIO, L8N 2B9

INTEGRATION DATA

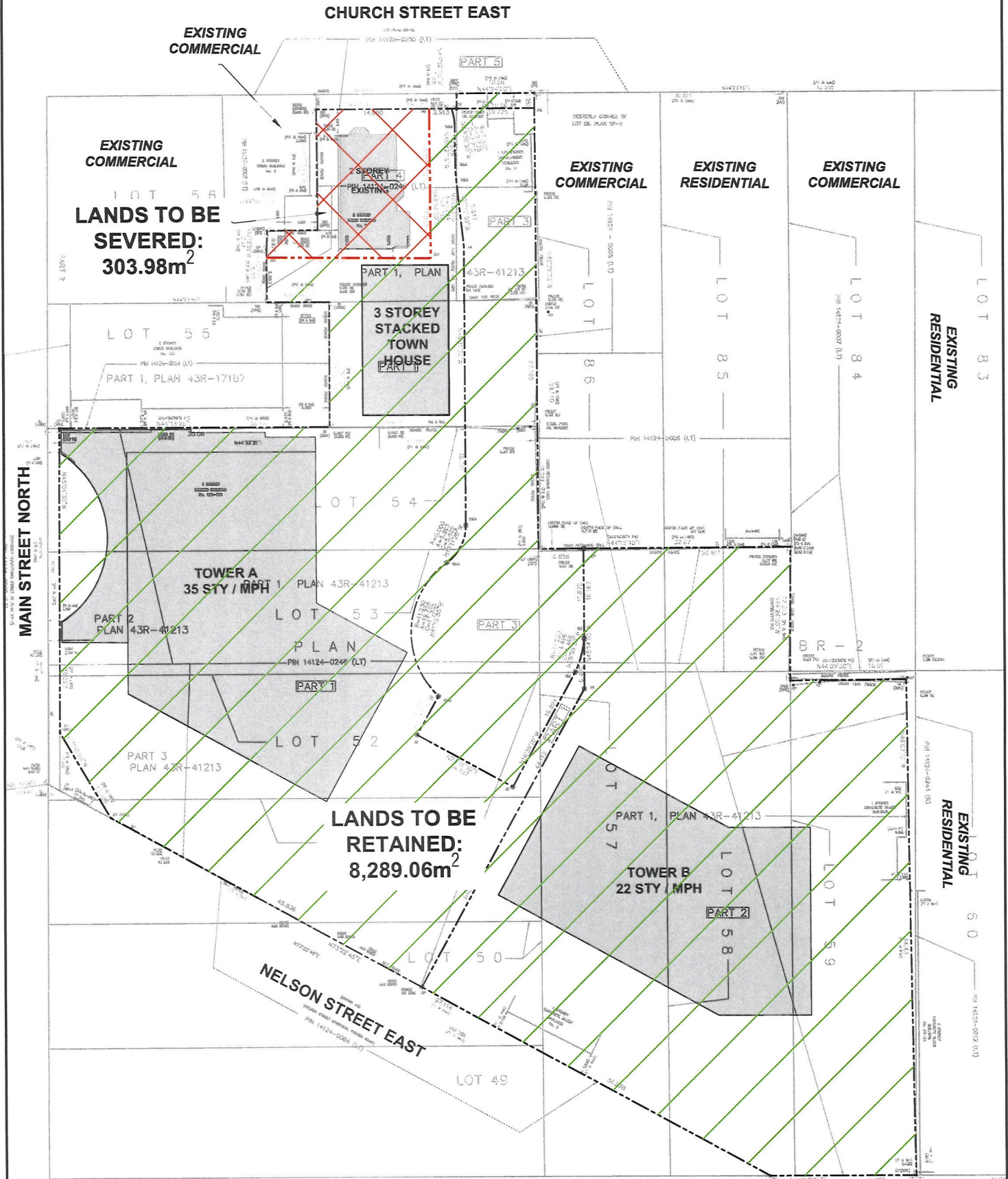
OBTAINED REFERENCE POINTS (CMPS), UTM (ZONE 18, WGS84) (CMPS) (EARS) COORDINATES TO UTM, ADJUSTED PER SEC. 1481 OF UFGS 214-1.5			
POINT ID	MARK TYPE	EARS	
ONE (1)	ADJUSTED	599754.203	
TWO (2)	ADJUSTED	599723.545	

COORDINATES CANNOT BE THEMSELVES BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES, SUCH AS THIS PLAT

BEARING NOTE:

BEARINGS ARE UTM GRID COORDINATES DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.999901



	<p>LEGEND:</p> <ul style="list-style-type: none">SUBJECT LANDSPROPOSED SEVERANCE LINEZONE BOUNDARYLANDS TO BE RETAINEDLANDS TO BE SEVEREDPROPOSED BUILDING FOOTPRINTEXISTING BUILDINGS TO REMAIN	<p>PREPARED BY:</p> <p>URBANSOLUTIONS PLANNING & LAND DEVELOPMENT</p> <p>3 STUDEBAKER PLACE, UNIT 1 HAMILTON, ON L8L 0C8 905-546-1087 - urbansolutions.info</p>		<p>TITLE:</p> <p>SEVERANCE SKETCH</p>	
		<p>PROJECT:</p> <p>ROSE GARDEN INVESTMENT 122-130 MAIN ST N CITY OF BRAMPTON</p>		<p>CLIENT:</p> <p>ROSE GARDEN INVESTMENTS LP</p>	
		<p>DESIGN BY: G+C ARCHITECTS</p> <p>DRAWN BY: L. TAIBI</p> <p>U/S FILE NUMBER: 335-19</p>		<p>CHECKED BY: S. BEEDIE</p> <p>DATE: FEBRUARY 3, 2025</p> <p>SHEET NUMBER: 1</p>	
		<p>SCALE 1:500 METRES</p>		<p>NOT FOR CONSTRUCTION ISSUED FOR REVIEW & COMMENTS ONLY</p> <p>NOTES: ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.</p>	



February 14, 2025

335-19

Via Email & Delivered

Ms. Clara Vani
Secretary Treasurer

Committee of Adjustment
City of Brampton
2 Wellington Street West, 1st Floor
Brampton, ON, L6Y 4R2

Dear Ms. Vani,

**Re: 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East, Brampton
Consent to Sever Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Rose Garden Investments LP, for the lands municipally known as 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East, in the City of Brampton. Please accept the enclosed Application for Consent to Sever to facilitate the severance of the subject property on their behalf.

The subject property is located on the northeast corner of the intersection of Main Street North and Nelson Street and is currently vacant with the exception of two heritage buildings. One heritage building is to be incorporated into the future development of the site and the heritage building fronting Church Street East is intended to be severed from the subject lands as a stand-alone single detached dwelling. The property is a +/- 8,592.0 square metre parcel with lot frontage of +/- 128.87 metres on Nelson Street, +/- 39.52 metres on Main Street North and +/- 28.28 metres on Church Street East. The property previously received conditional severance approval on December 3, 2024 to split the subject lands into two parcels based on the phase line proposed through the ongoing Site Plan application (SPA-21-0269). The property is to be further severed through this application to create a stand-alone lot containing solely the existing heritage house municipally known as 7 Church Street East.

The parcel is designated as 'Central Area' in the City of Brampton Official Plan and 'Central Area Mixed Use' within Special Policy Area 3A (SPA 3A) in the Downtown Brampton Secondary Plan (SPA7). In addition to the subject site's land use designation, it is located in site-specific 'Downtown Commercial DC(H)-2967' and 'Residential Apartment R4A(H)-2968' Zones within Comprehensive Zoning By-law No. 270-2004.

Purpose of the Application

The purpose of the Consent Application is to sever the existing heritage house municipally known as 7 Church Street East from the balance of the subject lands. There is one (1) lot to be retained as labeled on the corresponding Sketch of Land Division for this application. The retained lot is proposed to have a lot

area of +/- 8,289.06m² and a frontage of +/- 116.04 metres, +/- 52.41 metres and +/- 15.61 metres on Nelson Street, Main Street North and Church Street East respectively. The severed lot will have a lot area of +/- 303.98 m² with +/- 14.65 metres of frontage on Church Street East. The proposed severance is illustrated on the enclosed Sketch of Land Division.

The proposed severance is in conformity with the provisions of the Zoning By-law. Further, the proposed severance creates two lots which are appropriately dimensioned, front existing public streets and do not affect the ultimate development pattern of the site proposed through the ongoing Site Plan application for the lands. Overall, the proposed severance complies with the relevant policies of the City of Brampton Official Plan, inclusive of the Planning and Development Controls set out in Section 5.12, and the corresponding Provincial Plans.

To assist in the evaluation of the application, please refer to the enclosed Sketch of Land Division.

Based on the above analysis, UrbanSolutions believes that the application represents good land use planning and satisfies Section 53(1) of the *Planning Act*, R.S.O. 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands.

In support of this application, please find enclosed the following:

- One (1) copy of the completed Consent to Sever Application form;
- One (1) copy of the draft Reference Plan prepared by A.T. McLaren;
- One (1) copy of the Consent to Sever Sketch, prepared by UrbanSolutions; and,
- One (1) cheque in the amount of **\$10,157.00** made payable to the City of Brampton for the Consent to Sever Application fee.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions

for 
Matt Johnston, MCIP, RPP
Principal


Scott Beedie, MCIP, RPP
Senior Planner

cc: Rose Garden Investments LP
Ms. Jan Salaya, City of Brampton (via Email)