



**APPLICATION # B-2020-0026**  
Ward # 10

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **BALBIR SINGH BHARWALIA AND NIRMALJIT KAUR BHARWALIA**

**Purpose and Effect**

The purpose of the application is to request the consent of the Committee to sever approximately 8107.77 square metres (0.81 hectares) from a parcel of land currently having a total area of approximately 11.78 hectares (29.11 acres). The effect of the application is to provide for a lot addition to the adjacent property (0 McVean Drive) for future residential purposes. Concurrent Consent Application B-2020-0027.

**Location of Land:**

Municipal Address: **10829 McVean Drive**

Former Township: Toronto Gore

Legal Description: Part of Lot 15, Concession 9 ND  
**Meeting**

The Committee of Adjustment has appointed **TUESDAY, January 26, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

**PLEASE SEE ATTACHED PARTICIPTION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: JANUARY 21, 2021**

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**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2020-0158

**Decision and Appeal**

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

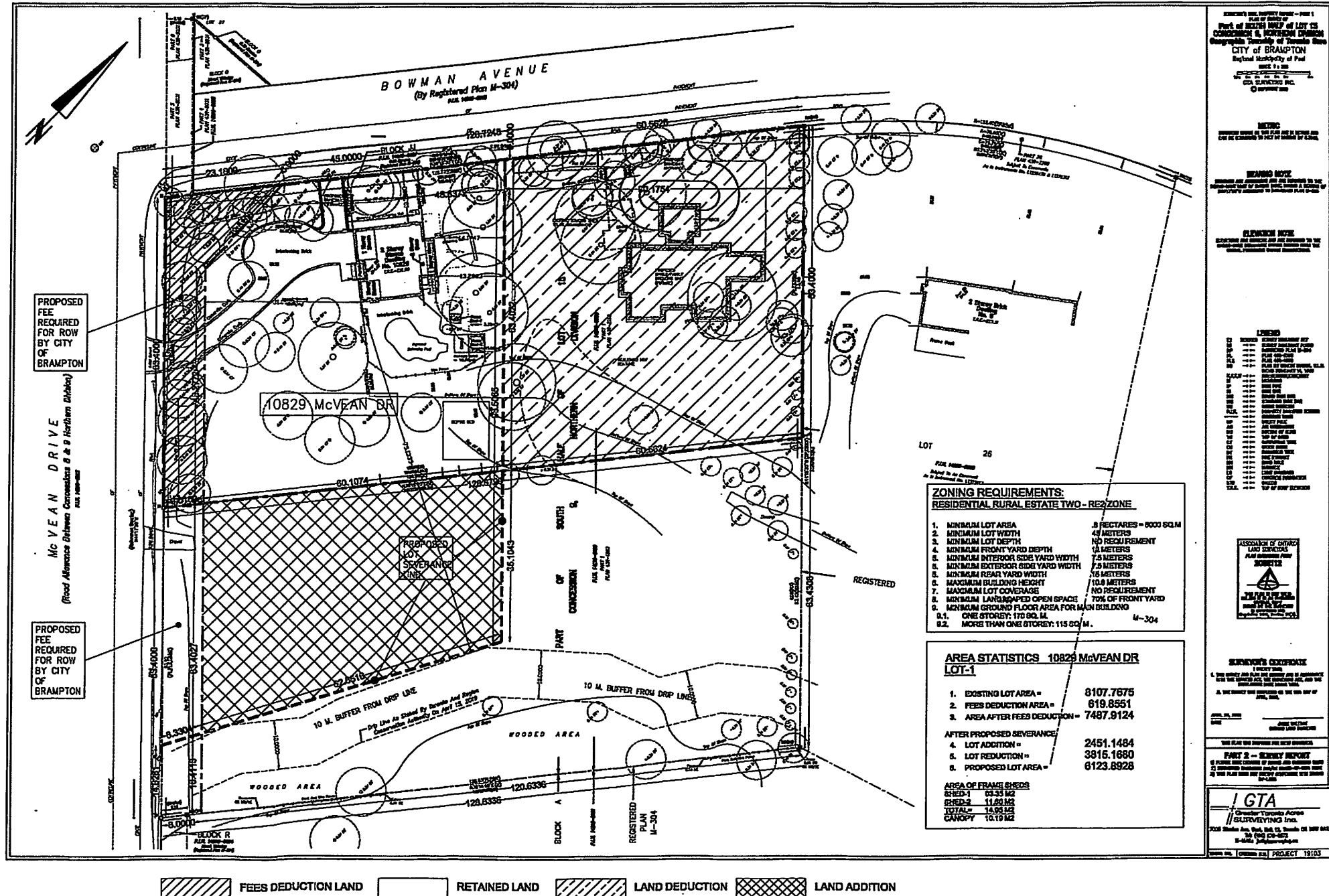
If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 7th Day of January, 2021

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

**Jeanie Myers, Secretary-Treasurer**  
City of Brampton Committee of Adjustment  
City Clerk's Office, Brampton City Hall  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117 Fax: (905)874-2119  
[Jeanie.myers@brampton.ca](mailto:Jeanie.myers@brampton.ca)

PRINT SIZE=Legal



Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, January 21, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, January 22, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, January 22, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.





~~B-2020-0026~~ ~~B-2020-0027~~  
A-2020-0158

1601-21 MARKBROOK LANE, TORONTO, ON, M9V 5E4 T: 1-647 967 7937 E: [archlaxmanpatel@gmail.com](mailto:archlaxmanpatel@gmail.com), [laxman@kalparchitect.com](mailto:laxman@kalparchitect.com)

Date: December 08, 2020

The City of Brampton,  
2 Wellington Street West, Brampton, ON, L6Y 4R2  
Brampton On L6Y 5T1

Kind Attention: Jeanie Myers

**Reg: 10829 McVean Dr & 00 McVean Dr – Consent application – Cover letter**

Hi,

My client/s is/are the owner/s of the property located above mentioned address. Currently there is a house constructed on 10829 McVean Dr lot and adjacent lot on the north side, i.e. 00 Mcvean Dr, is currently vacant. Lot 10829 has an access from the McVean Dr.

The intent of the application is to reconfigure these lots such that both the lots after severance get access from Bowman Ave.

Since these properties are under TRCA jurisdiction, an application was made to TRCA for supporting the proposed severance application. During review the process, TRCA requested EIS (Environmental Impact Study) and HDF (Headwater Drainage Feature) studies, which were prepared by a specialist and submitted to TRCA. After review, TRCA has issued a letter, attached herewith, supporting the proposed severance application.

Accordingly, please find herewith

- 1 Application form duly completed,
- 2 sketch drawing
- 3 Fees – by cheques for \$ 3883.00

On behalf of my client/s, I request the Committee to approve the Consent application.  
Looking forward to hearing from you soon.

Thank you,  
Sincerely,

Laxman Patel - For Laxman Patel Architect

Copy : Balbir Singh Bharwalia & Nirmaljit Kaur Bharwalia - [bittuwalia71@yahoo.com](mailto:bittuwalia71@yahoo.com)

October 19, 2020

CFN 60752.01

**BY E-MAIL: archlaxmanpatel@gmail.com**

Mr. Laxman Patel  
Laxman Patel Architect  
1601-21 Markbrook Lane  
Toronto, ON M9V 5E4

Dear Mr. Laxman:

**Re: TRCA Concept Development Application  
10829 McVean Drive  
Part Lot 15, Concession 9  
City of Brampton  
Owner: Balbir Bharwalia**

Further to our correspondence dated July 11, 2019 and November 29, 2019, this letter acknowledges receipt of additional materials associated with the above noted Concept Development Application in the City of Brampton. Toronto and Region Conservation Authority (TRCA) staff reviewed a revised submission received September 9, 2020 and October 7, 2020. We offer the following comments based on this review:

**Purpose of the Application**

It is our understanding that the purpose of this application is to determine the feasibility of a lot line adjustment in order to create two new lots that front onto Bowman Avenue.

**Application Specific Comments**

TRCA staff is supportive of repositioning the HDF to be located within one lot thus ensuring the HDF feature is not bisected through the severance and/or future development. TRCA staff recommends shrub whips at start/end of the HDF, as well as, a delineation of a no mow zone along the HD, if possible.

Please be advised that TRCA staff has an interest regarding any future works on the subject properties as they may be subject to TRCA permit pursuant to Ontario Regulation 166/06.

**Recommendation**

Based on the materials submitted to date, TRCA staff are supportive of the proposed lot line adjustment and would have no objection to the general proposal proceeding as submitted.

**Conclusion**

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. I trust these comments are of assistance. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'Lina Alhabash', with a stylized flourish at the end.

Lina Alhabash  
Planner I  
Planning and Development  
Extension 5657

LA/as



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 BALBIR SINGH BHARWALIA & NIRMALJIT KAUR BHARWALIA  
(print given and family names in full)

Address 10829 McVEAN DR, BRAMPTON, ON, L6P 0K2

Phone # 416 457 8571 Fax # \_\_\_\_\_

Email bittuwalia71@yahoo.com

(b) Name of Authorized Agent LAXMAN PATEL

Address 1601-21 MARKBROOK LANE, TORONTO, ON, M9V 5E4

Phone # 647 967 7937 Fax # \_\_\_\_\_

Email archlaxmanpatel@gmail.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: Severance of existing lot by reduction of 3815.1680 Sq. m. to adjoining lot '0 McVean dr; and addition of 2451.1484 Sq. m. from adjoining lot '0 McVean dr'. The severed lot to have access from Bowman Ave.

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or l

N/A

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

a) Name of Street McVean Dr Number 10829

b) Concession No. Con 9 ND PT LOT 15 Lot(s) -

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

d) Reference Plan No. RP 43R2168 PART 1 & RP 43R1880 PART 1 Lot(s) -

e) Assessment Roll No. 10-12-0-002-03116-0000 Geographic or Former Township Toronto Gore - CITY OF BRAMPTON

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

Yes ☒ No ☐  
Specify: Fee required for ROW by City of Brampton & Temporary grading easement



6. Description of severed land: (in metric ur

a) Frontage 63.40 m Depth 128.72 m Area 8107.7675 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 severe  
(existing) One 2 Storey Dwelling Unit and 2 Frame Shed  
(proposed) -

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?  
n/a

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify):		

7. Description of retained land: (in metric un (Lot Area after Fees Deduction)

a) Frontage 48.83 m Depth 63.40 m Area 3672.7444 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 retain  
(existing) One - residential  
(proposed) -

7 a Description of addition of land: (in metric unit)  
Area: 2451,1484 m2



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?

n/a

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input 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 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): _____		

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	RE-2	RE-2
Official Plans City of Brampton	RESIDENTIAL	RESIDENTIAL
Region of Peel	URBAN SYSTEM	URBAN SYSTEM

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 ☒

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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:

N/A	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	<u>A - 2020-0158</u>	<u>CONCURRENT</u>
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 ☐

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 08 day of December, 2020.

[Signature]  
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, LAXMAN PATEL of the 1601 of 21 MARKBROOK LANE  
in the County/District/Regional Municipality of TORONTO solemnly declare that all the statements contained in 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 8th day of December, 2020.

[Signature]  
Signature of applicant/solicitor/authorized agent, etc.  
Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2021

[Signature]  
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.

[Signature]  
Zoning Officer

December 14, 2020  
Date

DATE RECEIVED December 8, 2020



