



NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **TOP END CONSTRUCTION INC.**

Purpose and Effect

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.202 hectares (0.50 acres). The effect of the application is to create a new lot having frontage of approximately 15.12 metres (49.60 feet), a depth of approximately 34.28 metres (112.47 feet) and an area of approximately 0.52 hectares (0.13 acres). The proposed severed lot (**Lot A**) will be used for future residential development of a single detached dwelling. Concurrent consent application B-2021-0002.

Location of Land:

Municipal Address: 8917 Heritage Road

Former Township: Chinguacousy

Legal Description: Part of Lot 5, Concession 5 WHS

Meeting

The Committee of Adjustment has appointed **TUESDAY, February 16, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th 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 PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: FEBRUARY 11, 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:	YES	File Number: C05W05.008
Minor Variance:	NO	File Number:

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

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 28th 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

EXISTING
DETACHED
RESIDENTIAL

ROAD
WIDENING
0.015ha
(0.04ac)

HERITAGE ROAD

FUTURE
DETACHED
RESIDENTIAL

FUTURE
LOT LINES

N37°46'00"E

LANDS TO
BE SEVERED
LOT 'A'
0.052ha (0.13ac)

LANDS TO BE SEVERED
LOT 'B'
(UNDER SEPARATE
APPLICATION)
0.052ha (0.13ac)

N37°46'00"E

EXISTING DWELLING
(TO BE REMOVED)

FUTURE
DETACHED
RESIDENTIAL

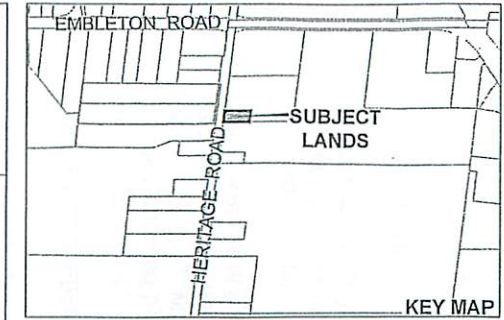
FUTURE
BERMONDSEY
WAY

FUTURE
DETACHED
RESIDENTIAL

EXISTING PUBLIC
ACCESS EASEMENT
(INST. # PR3714658, PART 1, 43R-39501)

TEMPORARY
CUL-DE-SAC
TURNAROUND
(UNDER
CONSTRUCTION)

FUTURE
GLADMARY
DRIVE



CONSENT SKETCH - LOT 'A' TOP END CONSTRUCTION INC.

8917 HERITAGE ROAD,
PART OF LOT 5,
CONCESSION 5, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

CONSENT STATISTICS

	LANDS TO BE RETAINED:	0.083ha (0.21ac)
	LANDS TO BE SEVERED:	0.052ha (0.13ac)
	LANDS TO BE SEVERED: (UNDER SEPARATE APP.)	0.052ha (0.13ac)
	ROAD WIDENING:	0.015ha (0.04ac)
	TOTAL:	0.202ha (0.50ac)



SCALE 1:500
JANUARY 7, 2021



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, February 11, 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 or jeanie.myers@brampton.ca by **4:30 pm Thursday, February 11, 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 **Thursday, February 11, 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 or 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. 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.



PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

January 13, 2021.

GSAI File: 601-006

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

B-2021-0001

Attention: Jeanie Myers
Secretary-Treasurer

**Re: Applications for Consent
8917 Heritage Road
Part of Lot 5, Concession 5 WHS
East side of Heritage Road, south of Embleton Road
City of Brampton**

We are pleased to submit 2 Applications for Consent for the above-noted property on behalf of our client, Top End Construction Inc. The property is known as 8917 Heritage Road and is located on the east side of Heritage Road, south of Embleton Road and situated in Ward 6.

The property has a frontage of approximately 30.5 metres on Heritage Road, a depth of approximately 67 metres and an area of approximately 2023 m² (0.5 acres). The property is currently occupied by a single storey detached dwelling. The property is designated "Low/Medium Density Residential" in Bram West Secondary Plan Area 40 (d) and "Low/Medium Density Residential" in on the approved Riverview Heights Community Block Plan (Sub Area 40-3) permitting detached dwellings. Additionally, the property has been rezoned (City File no: C05W05.008) from Agricultural (A) to Residential Single Detached (R1F-15.0-2917, R1E-12.0-2876 and R1E-10.4-4227) which also permits detached dwellings. The R1F-15.0-2917 applies to the front half of the property fronting Heritage Road. The R1E-12.0-2876 and R1E-10.4-4227 zones apply to the rear portion of the property which is intended to allow for future detached dwellings fronting onto future Bermondsey Way beyond the rear property line.

The applicant is proposing to demolish the existing dwelling and sever the subject property to create two (2) new single detached lots fronting Heritage Road, in conformity with the Official Plan and Zoning By-law. Lands retained at the rear of the property will be severed later through a separate application generally in accordance with the conceptual lotting pattern shown on the sketch and added to the future part lots created through the adjacent approved plan of subdivision (21T-06026B). In the meantime, access to the retained lands will be available by way of the existing temporary public access easement within the adjacent lands.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



It is also recognized that a road widening will be required along the frontage of the property to accommodate the ultimate width of the Heritage Road right-of-way. The required land dedication is accommodated as shown on the enclosed consent sketches.

Based on the proposed severances and road widening dedication, As shown on the enclosed sketches, the proposed retained and severed parcels have the following frontage, lot depth and area characteristics:

Parcel	By-law Frontage	Depth	Area
Retained	± 30.48	± 27.65	± 850 m ²
Parcel A	± 15.12	± 34.28	± 526 m ²
Parcel B	± 15.14	± 34.28	± 526 m ²


In support of the application, we have enclosed the following items:

- One (1) copy of the completed Application for Consent form for each proposed severance;
- One (1) original copy of the signed Authorization and Permission to Enter Forms;
- One (1) copy of the required sketch as prepared by Glen Schnarr and Associates Inc. dated January 7, 2021; and
- One (1) copy of concept plan as prepared by Glen Schnarr and Associates Inc. dated January 11, 2021.

We trust this completes the Applications for Consent and we look forward to being considered for the February 16, 2021 hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jason Afonso, MCIP, RPP
Senior Associate

Flower City



brampton.ca

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

APPLICATION NUMBER:

"B" 2021-0001

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

Lands to be severed PART A

(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 TOP END CONSTRUCTION INC (Attn: Drazen Vuckovic)
(print given and family names in full)

Address 1204 Milna Drive, Oakville, Ontario, L6H 0A8

Phone # (905)276-9980

Fax # _____

Email drazen.vuckovic@yahoo.ca

(b) Name of Authorized Agent Glen Schnarr and Associates Inc. Attn: Jason Afonso

Address 700, 10 Kingsbridge Garden Circle, Mississauga, Ontario, L5R 3K6

Phone # 416-315-3284

Fax # 905-568-8894

Email jasona@gsai.ca

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 for the 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.

Unknown at this time

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

a) Name of Street Heritage Road Number 8917

b) Concession No. 5 WHS Lot(s) 5

c) Registered Plan No. N/A Lot(s) N/A

d) Reference Plan No. N/A Lot(s) N/A

e) Assessment Roll No. 211008001202500 Geographic or Former Township Chinguacousy

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 ±15.12 m Depth ±34.28m Area ±526.09 sq m

b) Existing Use Residential Proposed Use Detached Residential

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

(existing) 1 Detached Dwelling (To be demolished)

(proposed) 1 Detached Dwelling (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 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):	<u>N/A</u>	

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):	<u>N/A</u>	

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

a) Frontage 30.48m Depth 27.65 m Area 849.83

b) Existing Use Residential (Vacant) Proposed Use Residential (Future Residential)

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

(existing) No Buildings on site

(proposed) None at this time

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 checked="" 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):	N/A	

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):	N/A	

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>R1F-15.0-2917</u>	<u>R1E-12.0-2876</u>
Official Plans		
City of Brampton	<u>Low/Medium Density Residential</u>	<u>Low/Medium Density Residential</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</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 ☒

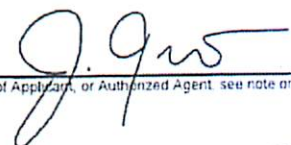
Date of Transfer _____ Land Use _____

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	C05W05.C06	Approved
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 ☐
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 8th day of January, 2021.


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, Jason Afonso, Glen Schnarr and Associates Inc. of the City _____ of Mississauga
in the County/District/Regional Municipality of Peel _____ solemnly declare that all the statements contained in the 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 January, 2021


Signature of applicant/solicitor/authorized agent, etc.

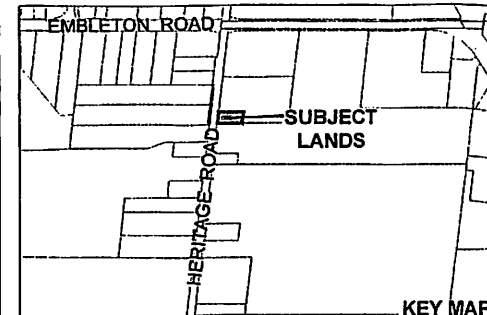
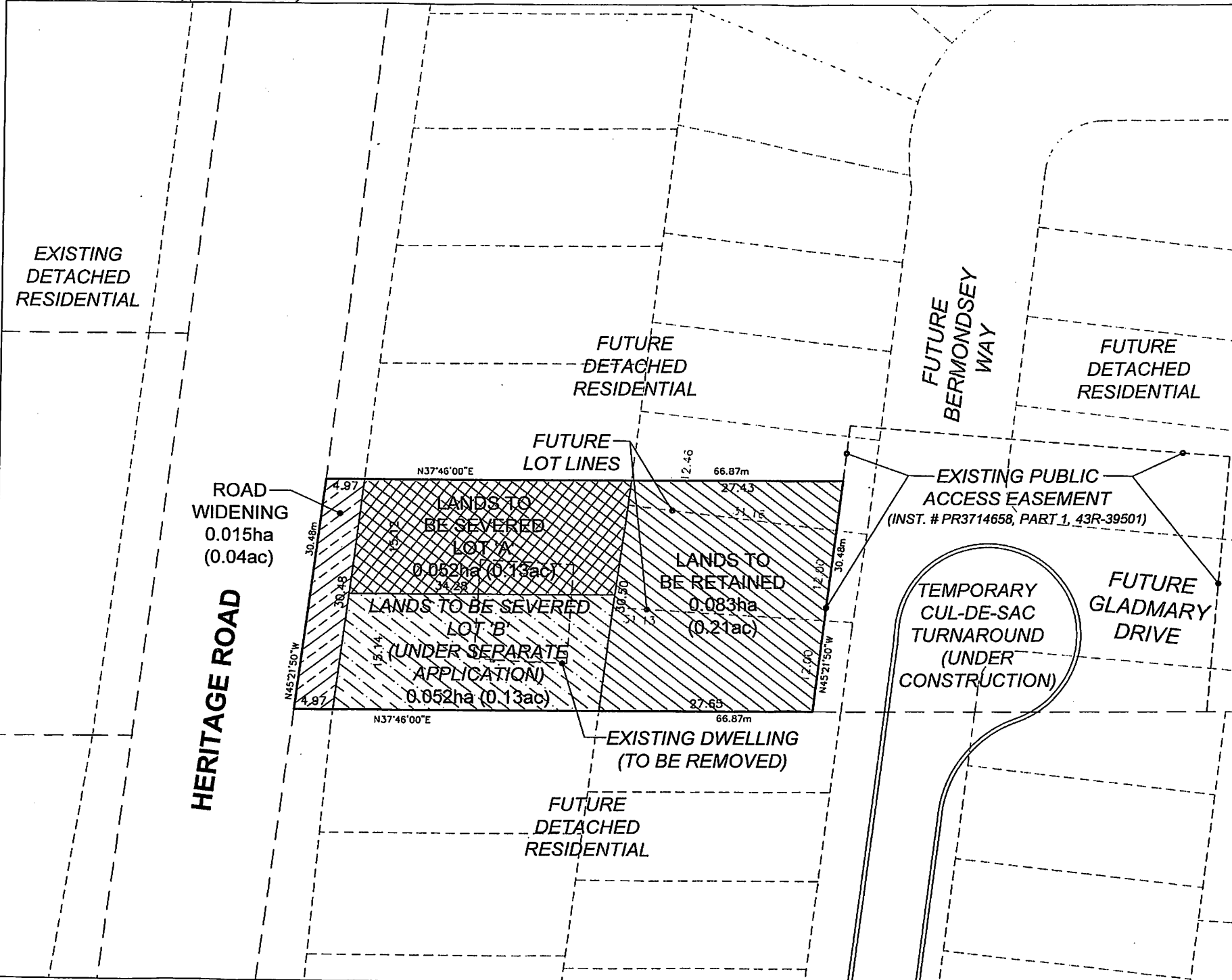

Signature of a Commissioner, etc.

Laura Kim Amorim, a Commissioner, etc.
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2023.

Submit by Email

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.	
HOTHU S. Zoning Officer	JAN 14 2021 Date

DATE RECEIVED JAN. 13. 2021
Date Application Deemed Complete by the Municipality _____



CONSENT SKETCH - LOT 'A'
TOP END CONSTRUCTION INC.

8917 HERITAGE ROAD,
PART OF LOT 5,
CONCESSION 5, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

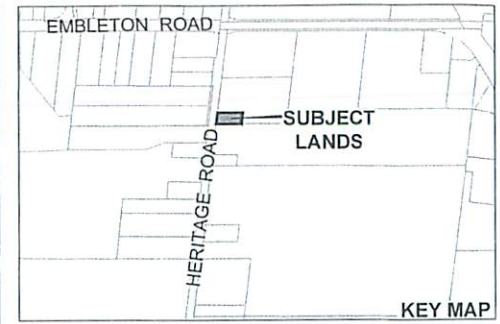
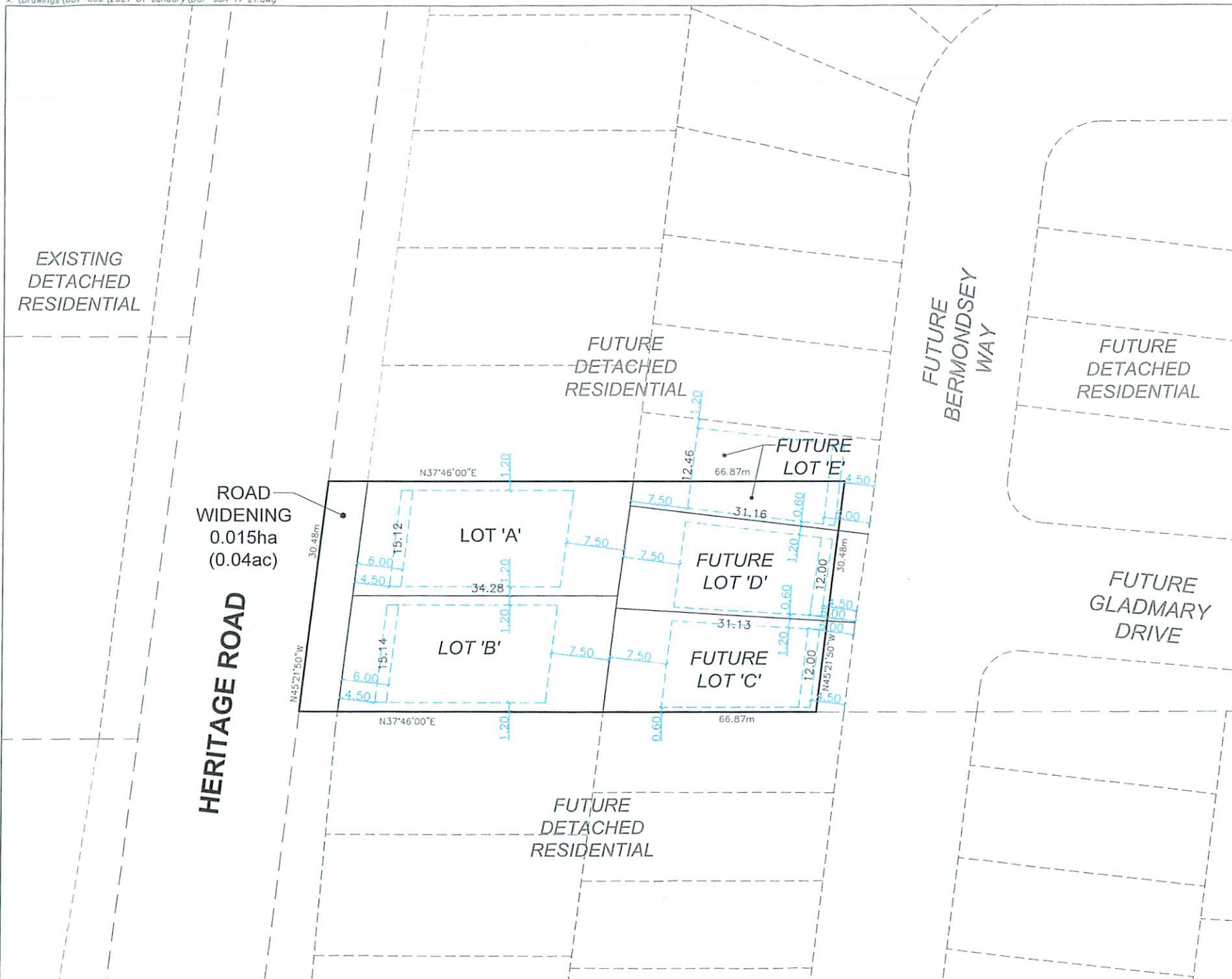
CONSENT STATISTICS

	LANDS TO BE RETAINED:	0.083ha (0.21ac)
	LANDS TO BE SEVERED:	0.052ha (0.13ac)
	LANDS TO BE SEVERED: (UNDER SEPARATE APP.)	0.052ha (0.13ac)
	ROAD WIDENING:	0.015ha (0.04ac)
	TOTAL:	0.202ha (0.50ac)



SCALE 1:500
JANUARY 7, 2021





**DEVELOPMENT CONCEPT PLAN
TOP END CONSTRUCTION INC.**

8917 HERITAGE ROAD,
PART OF LOT 5,
CONCESSION 5, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEE

LEGEND

TYPICAL BUILDING ENVELOPES



SCALE 1:500
JANUARY 11, 2021



B-2021-0001
B-2021-0002

a

b

c

d

e



B4