



**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **FORESTSIDE ESTATES 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 6.77 hectares (16.73 acres). The effect of the application is to create a new lot having frontage of approximately 132 metres (433.07 feet), a depth of approximately 93.0 metres (305.12 feet) and an area of approximately 0.63 hectares (1.56 acres). The proposed "severed" lot is occupied by an industrial building and the proposed "retained" lot will be used for future medium and high density residential development included in a plan of subdivision.

**Location of Land:**

Municipal Address: 4298 Queen Street East

Former Township: Toronto Gore

Legal Description: Part of Lot 5, Concession 9 ND

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, March 9, 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 PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: MARCH 4, 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:	YES	File Number: A-2021-0015

**Decision and Appeal**

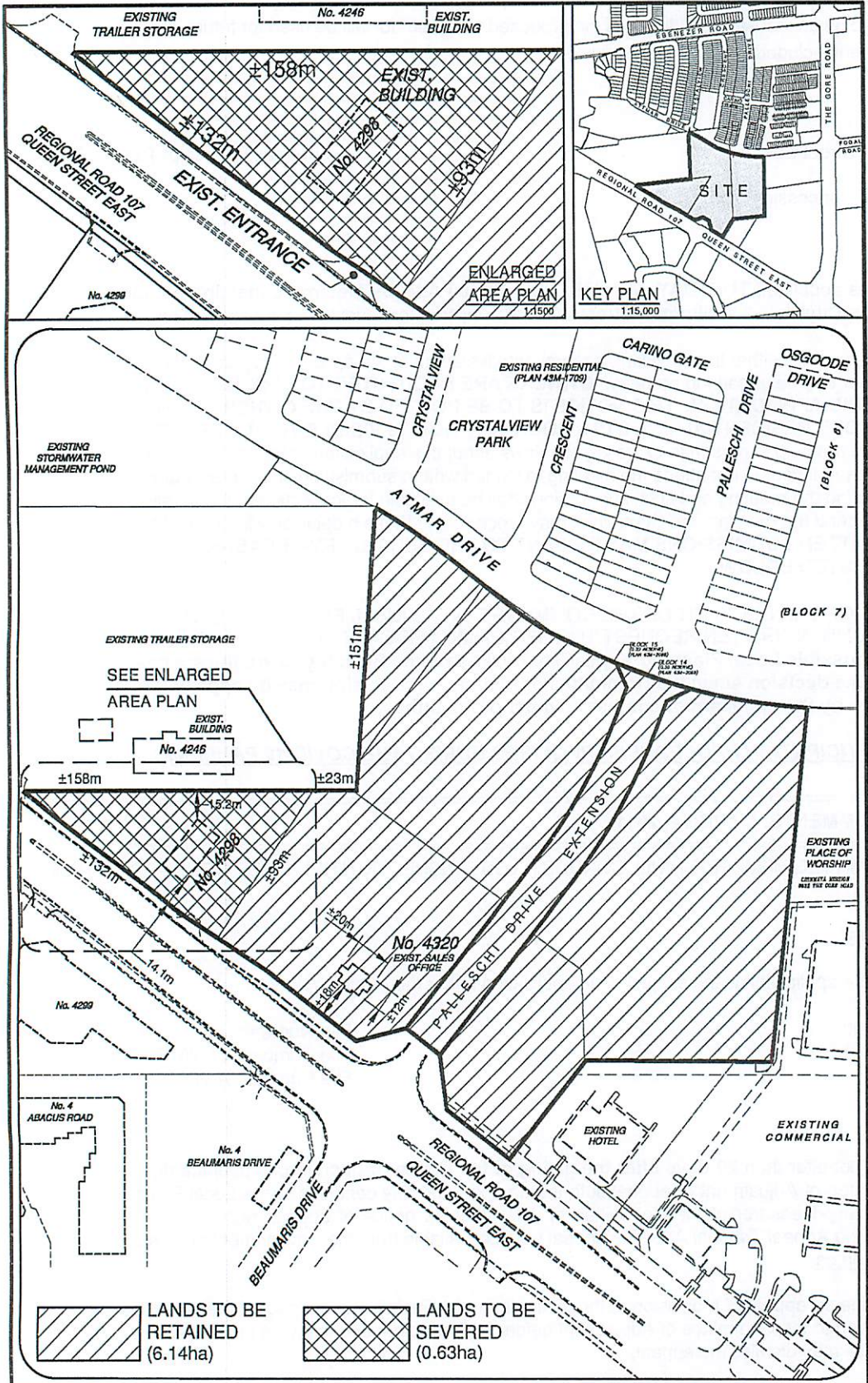
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer 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.ello.gov.on.ca](http://www.ello.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 18th Day of February, 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)



FORESTSIDE ESTATES INC.  
**SEVERANCE PLAN**  
4298 QUEEN STREET EAST  
PART OF LOTS 4 & 5, CONC. 9, N.D.  
CITY OF BRAMPTON



1:2500

**CANDEVCON LIMITED**  
CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 754-0800

FAX (905) 754-0611

Date: JAN., 13th 2021

Drawn By: S.G.K.

File No. W21004

Plan No. SV-1



**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, March 4, 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, March 5, 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, March 5, 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.

GTA WEST OFFICE (CORPORATE)  
9358 GOREWAY DRIVE  
BRAMPTON, ONTARIO L6P 0M7  
T: (905) 794-0600 F: (905) 794-0611

PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING  
TRANSPORTATION PLANNING  
TRAFFIC & PARKING STUDIES  
ROADS & BRIDGES  
DEVELOPMENT ENGINEERING SERVICES  
WATER RESOURCES  
ENVIRONMENTAL NOISE STUDIES  
LAND USE & ENVIRONMENTAL PLANNING  
STRUCTURAL ENGINEERING

January 8, 2021

B- 2021-0003

The City of Brampton  
Legal Services Division  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

ATTN: Jeanie Myers  
Secretary - Treasurer

Re: **Committee of Adjustment  
Consent Application  
Forestside Estates Inc  
4298 Queen Street East  
Candevcon File No. W21004**

Dear Jeanie,

We enclose herewith the following documents pursuant to the subject Application:


1. A Consent application form, with Authorization and Permission to Enter signed by the Owner to facilitate the severance.
2. A copy of the Severance Plan (SV-1).

The purpose of the application is to sever a parcel of land from the subject property. A Preconsultation application for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment were previously submitted (File No. PRE-2020-0071) for the redevelopment of the subject lands into residential and mixed use blocks. The block proposed to be severed has municipal address 4298 Queen Street East and is proposed as Prestige Industrial. The block will be approximately 0.63 hectares in size.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Yours truly,

CANDEVCON LIMITED

Steven Giankoulas   
Junior Planner

Cc: Diarmuid Horgan  
Marco Marcante







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 Forestside Estates Inc  
(print given and family names in full)

Address 3550 Langstaff Road, Suite 200  
Woodbridge, Ontario L4L 9G3

Phone # (905) 856-2150 Fax # \_\_\_\_\_

Email marco@royalpinehomes.com

(b) Name of Authorized Agent Candevcon Limited

Address 9358 Goreway Drive  
Brampton, Ontario L6P 0M7

Phone # (905) 794-0600 Fax # (905) 794-0611

Email steven@candevcon.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: 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.

Same owner (Forestside Estates Inc)

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

a) Name of Street Queen Street East Number 4298

b) Concession No. 9 N.D. Lot(s) 4 & 5

c) Registered Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_

d) Reference Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_

e) Assessment Roll No. 10-12-0-003-01100-0000 Geographic or Former Township Toronto Gore

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

Yes ☒ No ☐

Specify: Grading easement to facilitate road widening on Queen St E (temporary), Hydro easement (permanent)

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

a) Frontage 132m ± Depth 93.0m ± Area 0.63 ha ±

b) Existing Use Prestige Industrial Proposed Use Prestige Industrial

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

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?  
\_\_\_\_\_

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

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

a) Frontage 196m ± Depth 247m ± Area 6.14 ha ±

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) One sales office  
(proposed) Plan of subdivision including medium and high density residential

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

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>Industrial 4 (M4)</u>	<u>Industrial 4A (M4A), Agricultural</u>
Official Plans		
City of Brampton	<u>Business Corridor</u>	<u>Communities (OPA 2006-129)</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 # PRE-2020-0071 Status/Decision Ongoing

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	PRE-2020-0071	Ongoing
Zoning By-law Amendment	PRE2020-0071	Ongoing
Minister's Zoning Order		
Minor Variance	A18-145 A-2021-0015	Approved CONCURRENT
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	PRE-2020-0071	Ongoing

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 15 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, Steven Giannoulas of the City of Richmond Hill  
in the County/District/Regional Municipality of York

solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton  
in the Region of  Peel   
this 15<sup>th</sup> day of January, 2021.

Signature of applicant/solicitor/authorized agent, etc.

Signature of a Commissioner, etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021.

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.

Zoning Officer

February 4, 2021

Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality

January 15, 2021  
February 4, 2021



