



NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **SANDRINGHAM PLACE INC. AND MARAWA CONSTRUCTION LTD.**

Purpose and Effect

The purpose of the application is to request the consent of the Committee to sever a parcel of land currently having a total area of approximately 10.81 hectares (26.71 acres). The proposed severed parcel has an area of approximately 5.6 hectares (13.84 acres). The effect of the application is to create a new lot to facilitate future development of Phases 7B1 and 7B2 which constitute the next phases of the continued development of the Rosedale Village community, consisting of single detached dwellings and townhouse dwelling units.

Location of Land:

Municipal Address: **West of Via Rosedale, North of Sandalwood Parkway**

Former Township: Chinguacousy

Legal Description: **Part of Lots 14 and 15, Concession 3 EHS**

Meeting

The Committee of Adjustment has appointed **TUESDAY, March 30, 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 PARTICIPTION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: MARCH 25, 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:	YES	File Number: C05E15.0001
Zoning By-law Amendment:	YES	File Number: C05E15.0001
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.elt.o.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 11th Day of March, 2021

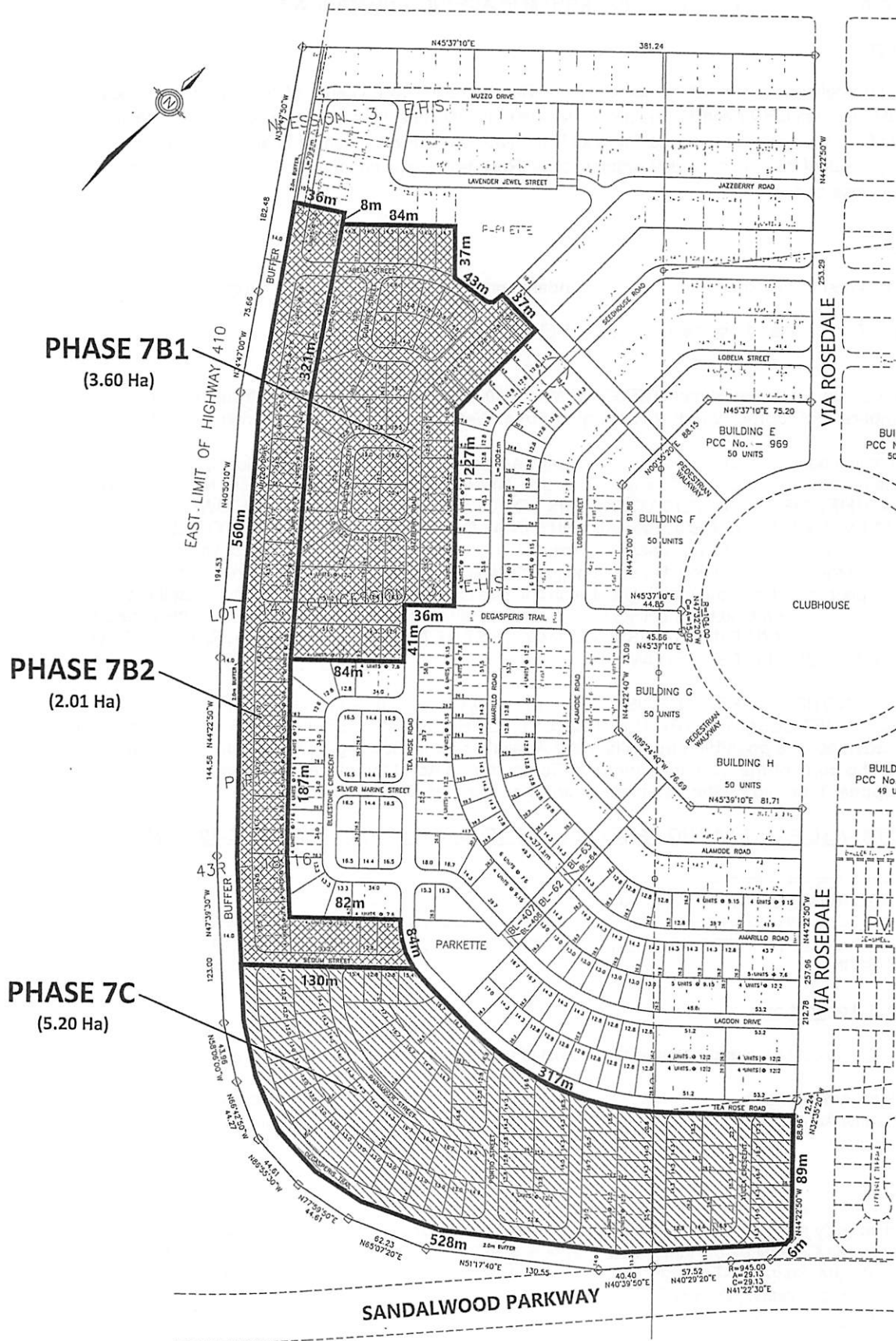
Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

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

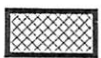
ROSEDALE VILLAGE

PHASE 7B1 & 7B2 CONSENT SKETCH

Part of Lots 14 and 15, Concession 3 E.H.S.



LEGEND



Lands to be Severed (5.61 ha.)



Lands to be Retained (5.20 ha.)



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PHONE (905) 863-4055 FAX (905) 869-0037 design@klmplanning.com

MARCH 1, 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, March 25, 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, March 25, 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 26, 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.



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

P – 2861

March 2, 2021

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Ms. Jeanie Myers
Secretary Treasurer, Committee of Adjustment

Re: Sandringham Place Inc. & Marawa Construction Ltd.
c/o DG Group
Application for Consent
Part of Lots 14 and 15, Concession 3 EHS
Rosedale Village Phases 7B1 & 7B2
City of Brampton

B- 2021- 0005

Dear Ms. Myers,

KLM Planning Partners Inc. acts on behalf of Sandringham Place Inc. and Marawa Construction Ltd. c/o DG Group in relation to the submission of a consent application to create a new lot (identified on the attached sketch as “Lands to be Severed”), in order to facilitate the future development of Phases 7B1 and 7B2 which constitutes the next phases of the continued development of the Rosedale Village community.

The consent application is being submitted in order to permit the development of the lands for single detached and townhouse dwellings within Phase 7B. Specifically, phase 7B1 will consist of 43 single detached dwellings and 24 townhouse dwellings for a total of 67 dwelling units. Phase 7B2 will consist of 66 townhouse dwelling units and 2 single detached dwelling units for a total of 66 dwelling units. The application is consistent with the approved Draft Plan of Condominium 21CDM-11007B and the approved SP17-114 Composite Plan.

Phase 7B1 is approximately 3.6 hectares in size with approximately 36 metres of frontage on DeGasperis Trail and Phase 7B2 is approximately 2.0 hectares in size with approximately 84 metres of frontage on Tea Rose Road. In total, the lands to be severed are approximately 5.6 hectares in size. Phase 7C, which represents the retained lands, is approximately 5.2 hectares in size and which has approximately 89 metres of frontage on Via Rosedale.

The subject lands are currently zoned R3A(1) – 2362 which permits a range of single detached, semi-detached, and townhouse dwelling units. The proposed consent application conforms to the approved Zoning By-law.

In accordance with City of Brampton standards, we are pleased to provide the following:

1. One (1) original complete and executed consent application form;
2. One (1) cheque (#8248) in the amount of \$3,961.00, made payable to the City of Brampton and representing the Consent application fee; and,
3. One (1) legal size copy of the Consent Sketch, prepared by KLM Planning Partners Inc.

We trust that the above and enclosed are in order. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours very truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'K MacKinnon', written over a horizontal line.

Keith MacKinnon, BA, MCIP, RPP
Partner

Copy: Trevor Hall – DG Group
Silvio Dallan – SILMAR Management



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 Sandringham Place Inc. & Marawa Construction Ltd. c/o DG Group
(print given and family names in full)

Address 30 Floral Parkway Suite 300 L4K 4R1

Phone # 905-669-5571 Fax # _____

Email thall@dggroup.ca

(b) Name of Authorized Agent KLM Planning Partners Inc.

Address 64 Jardin Drive Unit 1B Concord Ont. L4K 3P3

Phone # 905-669-4055 Fax # _____

Email kmackinnon@klmplanning.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 for the next two phases (7B1 & 7B2) of residential development within the Rosedale Village Community

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

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

a) Name of Street Muzzo Drive, Guntree Street, Abelia Street, Clermiston Cres., Jazzberry Road, DeGasperis Trail, Sedum Street Number _____

b) Concession No. Concession 3 E.H.S Lot(s) Part of 14 & 15

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

d) Reference Plan No. _____ Lot(s) _____

e) Assessment Roll No. 211007000716177 211007000716480 211007000716404 211007000716900 Geographic or Former Township Chingacousy

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	<u>36m (DeGasperis Trail)</u>	Depth	<u>Irregular</u>	Area	<u>5.6 HA</u>
b)	Existing Use	<u>Vacant Residential</u>	Proposed Use	<u>Residential</u>		
c)	Number and use of buildings and structures (both existing and proposed) on the land to be severed:					
	(existing)	<u>0</u>				
	(proposed)	<u>133 single and townhouse dwelling units</u>				
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 checked="" type="checkbox"/>	<input checked="" 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?					
	<hr/>					
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):	<hr/>				
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):	<hr/>				

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

a)	Frontage	<u>89m (Via Rosedale)</u>	Depth	<u>irregular</u>	Area	<u>5.2 HA</u>
b)	Existing Use	<u>Vacant Residential</u>	Proposed Use	<u>Residential</u>		
c)	Number and use of buildings and structures (both existing and proposed) on the land to be retained:					
	(existing)	<u>0</u>				
	(proposed)	<u>92 single and townhouse dwelling units</u>				

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 checked="" type="checkbox"/>	<input checked="" 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>R3A (1)-2362</u>	<u>R3A(1)-2362</u>
Official Plans		
City of Brampton	<u>Low Density Residential</u>	<u>Low 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 # 21CDM-11007B Status/Decision Approved

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☒ No ☐

Date of Transfer Unknown, multiple Land Use Residential

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	C03E15.001	Approved
Zoning By-law Amendment	C03E15.001	Approved
Minister's Zoning Order		
Minor Variance		
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	21CDM-11007B	Approved

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 2nd day of March, 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, KATH MALLINSON of the TOWN of BRAMPTON

in the County/District/Regional Municipality of SINCE 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 2nd day of March, 2021



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.

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

March 2, 2021

Date

DATE RECEIVED

March 2, 2021

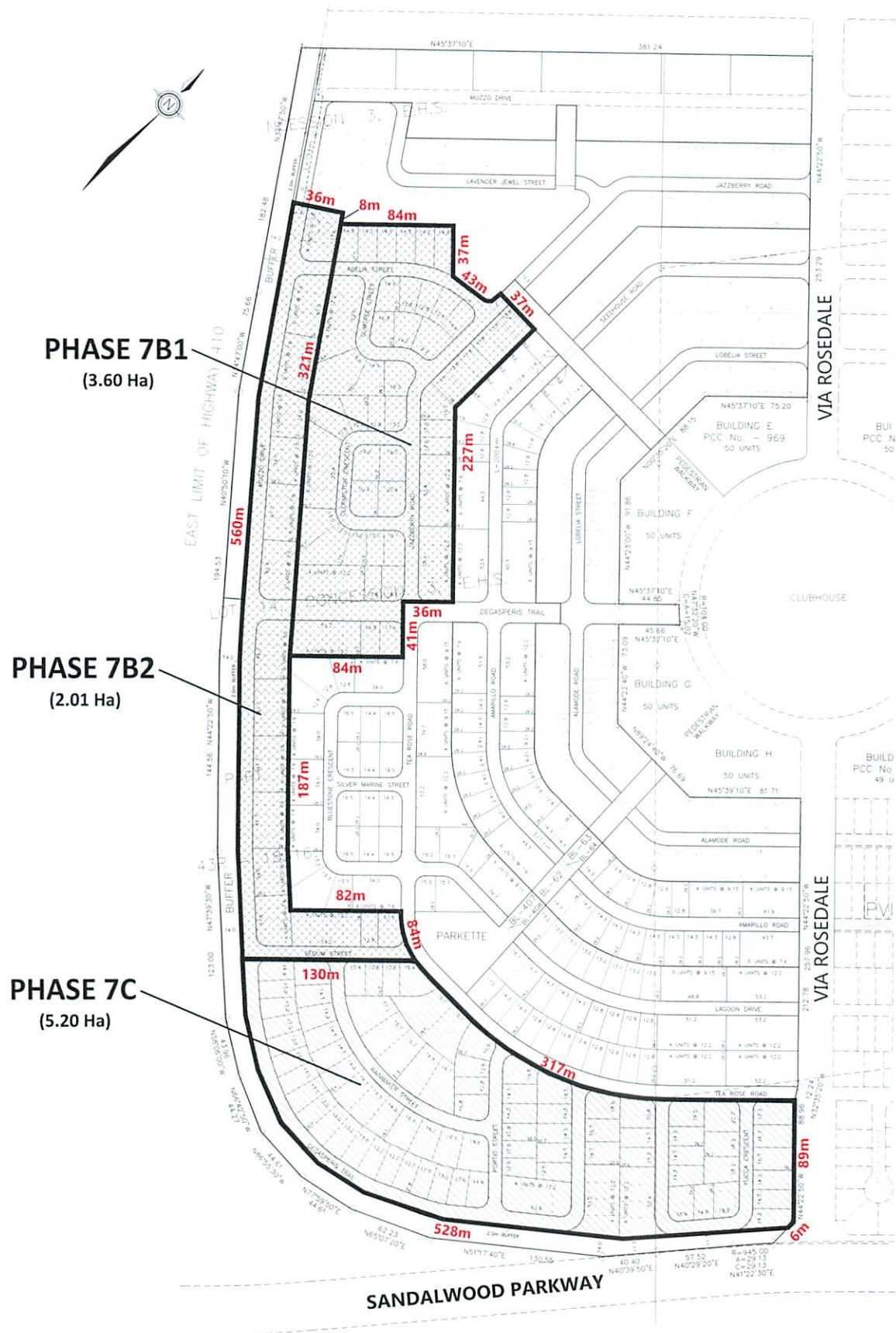
Date Application Deemed Complete by the Municipality

March 2, 2021

ROSEDALE VILLAGE

PHASE 7B1 & 7B2 CONSENT SKETCH

Part of Lots 14 and 15, Concession 3 E.H.S.



LEGEND



Lands to be Severed (5.61 ha.)

Lands to be Retained (5.20 ha.)

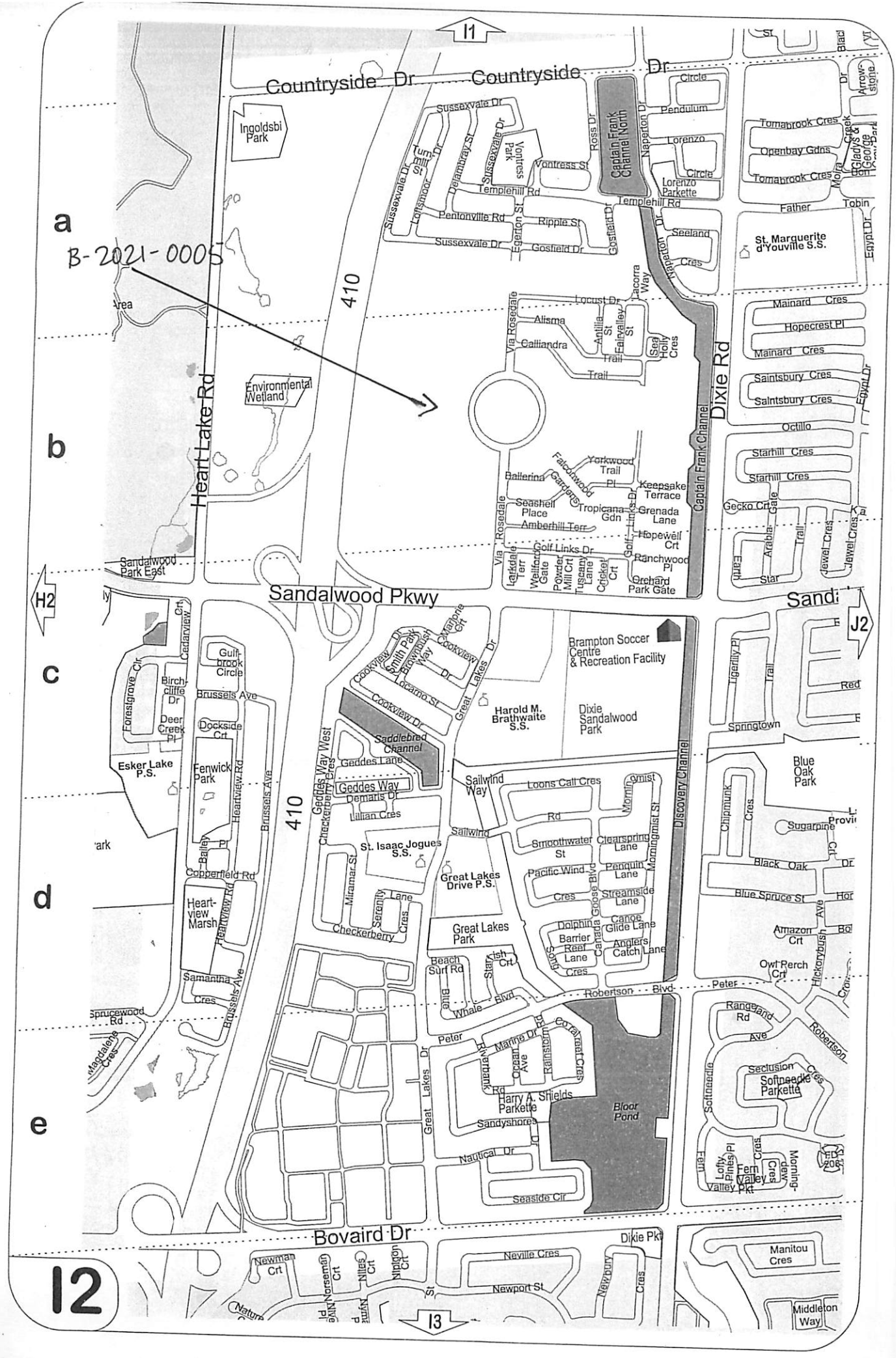


PLANNING PARTNERS INC.

Planning • Design • Development

MARCH 1, 2021

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PHONE: (905) 889-4255 FAX: (905) 889-3097 design@klmpartners.com



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B-2021-0005

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