



APPLICATION # B-2021-0008
Ward # 9

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **DOLTON FRAISER AND LORNA FRAISER**

Purpose and Effect

The purpose of the application is to request consent to re-establish separate properties arising from a merger of adjacent lots and the subsequent expiry of the applicable part lot control exemption by-law.

The effect of the application is to re-establish separate properties, together with easements as they previously existed. The severed property has a frontage of approximately 8.1 metres (126.57 feet), a depth of approximately 31 metres (101.71 feet) and an area of approximately 251.1 square metres (0.62 acres). It is proposed that the properties municipally known as 176 Sussexvale Drive and 178 Sussexvale Drive, each occupied by a townhouse unit, be re-established as individual properties.

Location of Land:

Municipal Address: 176 /178 Sussexvale Drive

Former Township: Chinguacousy

Legal Description: Part of Block 137, Plan 43M-1891, Parts 175 and 176, Plan 43R-35058

Meeting

The Committee of Adjustment has appointed **TUESDAY, June 1, 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

=====

LAST DAY FOR RECEIVING COMMENTS: MAY 27, 2021

=====

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 <i>Planning Act</i> for:		
Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
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.elfto.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 **14th Day of May, 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

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**

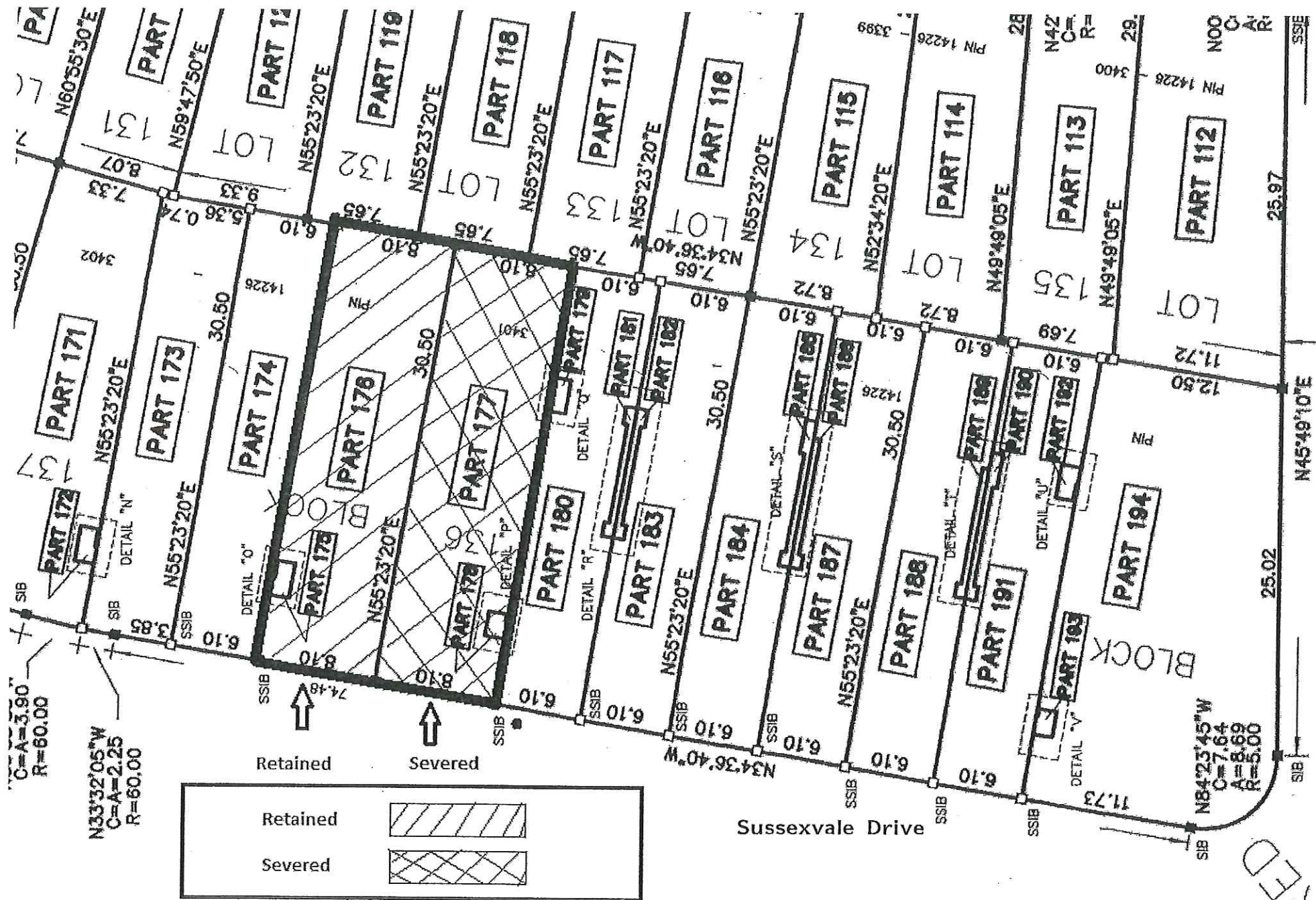
Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct 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, May 27, 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, Friday, May 28, 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, May 28, 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.



May 4, 2021

Hand Delivered
COUNSEL
Hon. William G. Davis PC CC QC

Jeanie Myers
Secretary-Treasurer
City of Brampton
2 Wellington St. West - 4th floor
Brampton, ON
L6Y 4R2

Dear Jeanie Myers,

Re: Fraiser, Dolton and Lorna
Consent Application to Re-establish Lots 176 and 178 Sussexvale Drive, Brampton
Our File: 066909-001

B-2021-0008

We represent Mr. and Mrs. Fraiser in filing the above-noted Consent Application.

Our clients are the owners of 176 and 178 Sussexvale Drive (the "Properties"). Our clients were advised through the sale of 178 Sussexvale Drive that titles of the Properties have merged resulting in a Planning Act problem due to the expiration of a Part Lot Control Exemption Bylaw 50-2013 registered on title. Accordingly, the sale of 178 Sussexvale is now pending as a result.


We are seeking relief from the Committee of Adjustment in the hopes of curing the aforesaid contravention of the Planning Act and have enclosed the following:

1. a copy of the Consent Application;
2. a copy of a sketch outlining the severed and retained lots;
3. a copy of Part Lot Control Exemption Bylaw 50-2013;
4. a copy of a Parcelized Transfer setting out the reasons for the easements registered on title; and
5. a cheque payable to the Treasurer, City of Brampton in the sum of \$3961.00 representing the application fee.

We kindly ask that you place the above-noted application on the Committee of Adjustment's June 1, 2021 agenda.

Kindly advise of any additional information you may require.

Yours truly,


Hannah Bahmanpour
Enclosures as noted.

Flower City



brampton.ca

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

APPLICATION NUMBER:

"B"-2621-0008

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 Dolton Fraiser and Lorna Fraiser
(print given and family names in full)

Address 176 Sussexvale Drive, Brampton ON L6R 0W2

Phone # 416-315-2793

Fax # _____

Email Dolton_Fraiser@hotmail.com

(b) Name of Authorized Agent Hannah Bahmanpour

Address 800-24 Queen Street East, Brampton ON L6V 1A3

Phone # 905-451-6714

Fax # 905-454-1876

Email hannah.bahmanpour@daviswebb.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: a consent to cure a Planning Act contravention to re-establish two properties (176 and 178 Sussexvale Drive) together with easements as they previously existed, as a result of the expiration of a Part Lot Control Exemption By-law unbeknownst to the Applicant.

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 Sussexvale Drive Number 176

b) Concession No. 3 E.H.S Lot(s) 15

c) Registered Plan No. 43M1691 - Pt Blk 137 Lot(s) _____

d) Reference Plan No. 43R35058 - Pts 175 and 176 Lot(s) _____

e) Assessment Roll No. 10-07-0-007-39438-0000 Geographic or Former Township _____

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

Yes ☒ No ☐

Specify: Easements for entry. Please see attached.

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

a) Frontage 8.1 m Depth 31 m Area 251.1 m2

b) Existing Use Residential - single family townhouse Proposed Use No change

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

(existing) House

(proposed) No change

d) Access will be by: Existing Proposed

Provincial Highway ☐ ☐

Municipal Road - Maintained all year ☒ ☒

Other Public Road ☐ ☐

Regional Road ☐ ☐

Seasonal Road ☐ ☐

Private Right of Way ☐ ☐

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 ☒ ☒

Lake or other body of water ☐ ☐

Privately owned and operated individual or communal well ☐ ☐

Other (specify): _____

g) Sewage disposal will be by: Existing Proposed

Publicly owned and operated sanitary sewer system ☒ ☒

Privy ☐ ☐

Privately owned and operated individual or communal septic system ☐ ☐

Other (specify): _____

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

a) Frontage 8.1 m Depth 31 m Area 251.1 m2

b) Existing Use Residential - single family townhouse Proposed Use No change

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

(existing) House

(proposed) No change

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?

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>R3-E</u>	<u>R3-E</u>
Official Plans		
City of Brampton	<u>Low Density Residential 1</u>	<u>Low Density Residential 1</u>
Region of Peel	_____	_____

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 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	_____	_____
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 4 day of May, 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

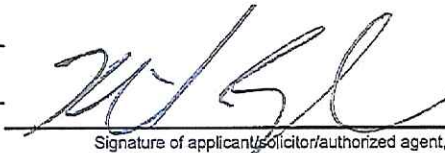
I, Hannah Bahmanpour of the City of Brampton _____

in the County/District/Regional Municipality of Peel _____ 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 4 day of May, 2021.


Signature of applicant/solicitor/authorized agent, etc.

Submit by Email


Signature of a Commissioner, etc.

Mary Mojca Adamczak, a Commissioner, etc.,
Province of Ontario, for Davis Webb LLP,
Barristers and Solicitors.
Expires February 24, 2024.

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.

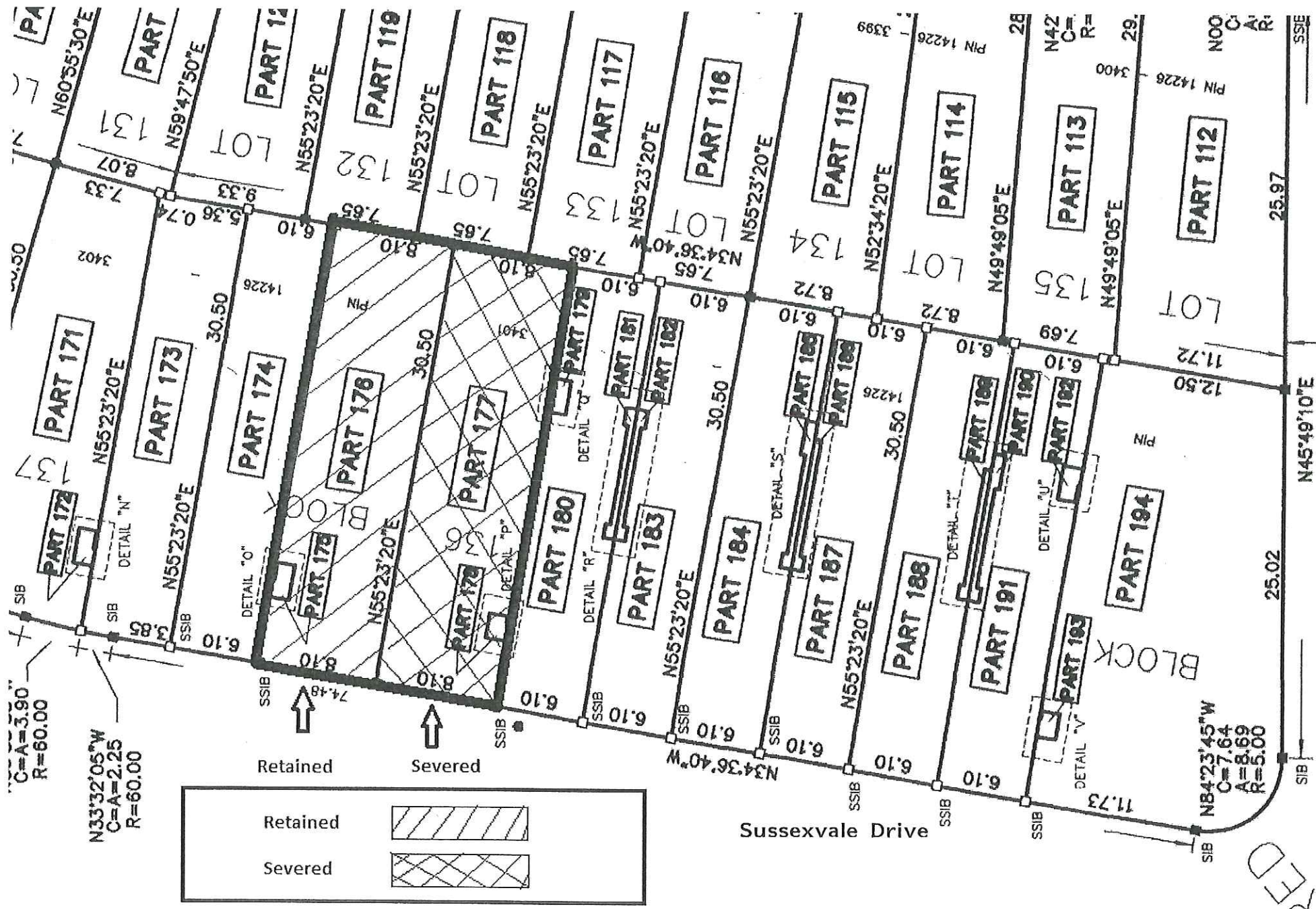

Zoning Officer

May 5, 2021

Date

DATE RECEIVED MAY 4, 2021

Date Application Deemed Complete by the Municipality MAY 5, 2021





This photocopy is a true copy of the original document which has not been altered in any way.

Earl Egan

Deputy City Clerk
City of Brampton

Date: March 4 2013

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 50 - 2013

To prevent the application of part lot control to
part of Registered Plan 43M - 1891

WHEREAS subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

AND WHEREAS, pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

AND WHEREAS, the application for an exemption from part lot control, pursuant to subsection 50(7) of the *Planning Act*, on the lands described below for the purpose of creating townhouse dwelling unit lots, for the purpose of creating semi-detached dwelling unit lots, and for the purpose of creating maintenance easements is to the satisfaction of the City of Brampton;

NOW THEREFORE, The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands:

City of Brampton, Regional Municipality of Peel, being composed of:

The whole of Lots 1, 2, 4, 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 24, 26, 27, 29, 30, 32, 33, and 35 to 135, inclusive, and Blocks 136 to 147, inclusive, on Registered Plan 43M-1891.

2. THAT, pursuant to subsection 50(7.3) of the *Planning Act*, this by-law shall expire at the end of the business day on February 27, 2016.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 27th day of February, 2013.

APPROVED AS TO FORM
BY: <u>J. Z.</u>
LEGAL SERVICES
DATE: <u>20/02/13</u>

Susan Fennell
Susan Fennell Mayor

Peter Fay
Peter Fay City Clerk

Approved as to Content:

Allan Parsons

Allan Parsons, MCIP, RPP
Manager, Planning and Land Development Services

Properties

PIN 14226 – 3266 LT
Description LOT 1, PLAN 43M1891; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, PL
43R34697 AS IN PR2224057; CITY OF BRAMPTON

Address BRAMPTON

PIN 14226 – 3267 LT
Description LOT 2, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3269 LT
Description LOT 4, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3270 LT
Description LOT 5, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3272 LT
Description LOT 7, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3273 LT
Description LOT 8, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3275 LT
Description LOT 10, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3276 LT
Description LOT 11, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3278 LT
Description LOT 13, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3279 LT
Description LOT 14, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3281 LT
Description LOT 16, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3282 LT
Description LOT 17, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3284 LT
Description LOT 19, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3285 LT
Description LOT 20, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3287 LT
Description LOT 22, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3288 LT
Description LOT 23, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3289 LT
Description LOT 24, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3291 LT
Description LOT 26, PLAN 43M1891; CITY OF BRAMPTON
Address BRAMPTON

PIN 14226 – 3292 LT

Properties

Address	BRAMPTON
PIN	14226 – 3314 LT
Description	LOT 49, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3315 LT
Description	LOT 50, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3316 LT
Description	LOT 51, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3317 LT
Description	LOT 52, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3318 LT
Description	LOT 53, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3319 LT
Description	LOT 54, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3320 LT
Description	LOT 55, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3321 LT
Description	LOT 56, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3322 LT
Description	LOT 57, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3323 LT
Description	LOT 58, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3324 LT
Description	LOT 59, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3325 LT
Description	LOT 60, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3326 LT
Description	LOT 61, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3327 LT
Description	LOT 62, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3328 LT
Description	LOT 63, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3329 LT
Description	LOT 64, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3330 LT
Description	LOT 65, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3331 LT
Description	LOT 66, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON

Properties

Address	BRAMPTON
PIN	14226 – 3351 LT
Description	LOT 86, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3352 LT
Description	LOT 87, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3353 LT
Description	LOT 88, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3354 LT
Description	LOT 89, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3355 LT
Description	LOT 90, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3356 LT
Description	LOT 91, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3357 LT
Description	LOT 92, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3358 LT
Description	LOT 93, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3359 LT
Description	LOT 94, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3360 LT
Description	LOT 95, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3361 LT
Description	LOT 96, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3362 LT
Description	LOT 97, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3363 LT
Description	LOT 98, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3364 LT
Description	LOT 99, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3365 LT
Description	LOT 100, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3366 LT
Description	LOT 101, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3367 LT
Description	LOT 102, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3368 LT
Description	LOT 103, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON

Properties

Address	BRAMPTON
PIN	14226 - 3388 LT
Description	LOT 123, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3389 LT
Description	LOT 124, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3390 LT
Description	LOT 125, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3391 LT
Description	LOT 126, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3392 LT
Description	LOT 127, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3393 LT
Description	LOT 128, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3394 LT
Description	LOT 129, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3395 LT
Description	LOT 130, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3396 LT
Description	LOT 131, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3397 LT
Description	LOT 132, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3398 LT
Description	LOT 133, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3399 LT
Description	LOT 134, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3400 LT
Description	LOT 135, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3401 LT
Description	BLOCK 136, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3402 LT
Description	BLOCK 137, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3403 LT
Description	BLOCK 138, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3404 LT
Description	BLOCK 139, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3405 LT
Description	BLOCK 140, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON

LRO # 43 Application To Register Bylaw

Registered as PR2346349 on 2013 03 21 at 10:24

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 9 of 10

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

File Number

Applicant Client File Number :	PLC-2013 (50-2013) PLC13-007
--------------------------------	------------------------------

Properties				
PIN	14226 - 3402 LT	Interest/Estate	Fee Simple with New Easement	<input checked="" type="checkbox"/> Split
Description	BLOCK 137, PLAN 43M1891; CITY OF BRAMPTON SEE SCHEDULE			
Address	BRAMPTON			

Consideration	
Consideration	\$0.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	KRAVENSIDE DEVELOPMENTS INC.
Address for Service	1815 Ironestone Manor, Unit 1 Pickering, Ontario L1W 3W9

I, Al Libfeld, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
Name	KRAVENSIDE DEVELOPMENTS INC.	
Address for Service	1815 Ironestone Manor, Unit 1 Pickering, Ontario L1W 3W9	

Statements
Schedule: See Schedules

Signed By				
Arthur Lloyd Shapero	20 Holly St. Ste 300 Toronto M4S 3B1	acting for Transferor(s)	Signed	2013 11 29
Tel	416-486-9800			
Fax	416-486-3309			
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.				
I have the authority to sign and register the document on behalf of all parties to the document.				
Arthur Lloyd Shapero	20 Holly St. Ste 300 Toronto M4S 3B1	acting for Transferee(s)	Signed	2013 11 29
Tel	416-486-9800			
Fax	416-486-3309			
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.				
I have the authority to sign and register the document on behalf of all parties to the document.				

Submitted By		
OWENS, WRIGHT LLP	20 Holly St. Ste 300 Toronto M4S 3B1	2013 11 29
Tel	416-486-9800	
Fax	416-486-3309	

LRO # 43 Transfer

The applicant(s) hereby applies to the Land Registrar.

Registered as PR2470442 on 2013 11 29 at 15:14

yyyy mm dd Page 2 of 5

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$60.00

Firstly

Part of Block 137 on Plan 43M-1891, designated as Parts 171 and 172 on Plan 43R-35058, being Part of PIN 14226-3402; City of Brampton, Regional Municipality of Peel;

RESERVING UNTO the Transferor, its successors and assigns, for itself, its servants and agents, the right in the nature of an easement or licence to enter upon the lands at any time until the later of FIVE (5) YEARS from the date of registration of this Transfer or until complete assumption by the Corporation of the City of Brampton of the roads and services on said Plan 43M-1891, to carry out the obligations of the Transferor under its Subdivision Agreements with the Corporation of the City of Brampton and the Regional Municipality of Peel, including without limitation, the right to make inspections, undertake modifications, effect any corrective measures and/or repairs to grading, drainage, works and services on the lands, without such entry being deemed to be a trespass. The benefit of the easement or licence hereinbefore described shall be annexed to and run with each and every Lot and Block located within Plan 43M-1891 registered in the name of the Transferor on the date of the registration of this Transfer;

Reserving a right in the nature of a licence or easement in favour of the owners from time to time of Part Block 137, Plan 43M-1891, designated as Part 173 on Plan 43R-35058, over, along and upon Part of Block 137, Plan 43M-1891, designated as Part 172, on Plan 43R-35058, being Part of PIN 14226-3402 to permit the encroachment of the porch, roof, eaves and other overhangs as well as for the purpose of repairing and maintaining the dwelling unit erected upon Part 173 on Plan 43R-35058.

Secondly

Part of Block 137 on Plan 43M-1891, designated as Part 173 on Plan 43R-35058, being Part of PIN 14226-3402; City of Brampton, Regional Municipality of Peel;

RESERVING UNTO the Transferor, its successors and assigns, for itself, its servants and agents, the right in the nature of an easement or licence to enter upon the lands at any time until the later of FIVE (5) YEARS from the date of registration of this Transfer or until complete assumption by the Corporation of the City of Brampton of the roads and services on said Plan 43M-1891, to carry out the obligations of the Transferor under its Subdivision Agreements with the Corporation of the City of Brampton and the Regional Municipality of Peel, including without limitation, the right to make inspections, undertake modifications, effect any corrective measures and/or repairs to grading, drainage, works and services on the lands, without such entry being deemed to be a trespass. The benefit of the easement or licence hereinbefore described shall be annexed to and run with each and every Lot and Block located within Plan 43M-1891 registered in the name of the Transferor on the date of the registration of this Transfer;

Together with an appurtenant right in the nature of a licence or easement in favour of the owners from time to time of Part of Block 137, Plan 43M-1891, designated as Part 173 on Plan 43R-35058, over, along and upon Part of Block 137, Plan 43M-1891, designated as Part 172 on Plan 43R-35058, being Part of PIN 14226-3402, to permit the encroachment of the porch, roof, eaves and other overhangs as well as for the purpose of repairing and maintaining the dwelling unit erected upon Part 173 on Plan 43R-35058.

Thirdly

Part of Block 137 on Plan 43M-1891, designated as Part 174 on Plan 43R-35058, being Part of PIN 14226-3402; City of Brampton, Regional Municipality of Peel;

RESERVING UNTO the Transferor, its successors and assigns, for itself, its servants and agents, the right in the nature of an easement or licence to enter upon the lands at any time until the later of FIVE (5) YEARS from the date of registration of this Transfer or until complete assumption by the Corporation of the City of Brampton of the roads and services on said Plan 43M-1891, to carry out the obligations of the Transferor under its Subdivision Agreements with the Corporation of the City of Brampton and the

Regional Municipality of Peel, including without limitation, the right to make inspections, undertake modifications, effect any corrective measures and/or repairs to grading, drainage, works and services on the lands, without such entry being deemed to be a trespass. The benefit of the easement or licence hereinbefore described shall be annexed to and run with each and every Lot and Block located within Plan 43M-1891 registered in the name of the Transferor on the date of the registration of this Transfer;

Together with an appurtenant right in the nature of a licence or easement in favour of the owners from time to time of Part of Block 137, Plan 43M-1891, designated as Part 174 on Plan 43R-35058, over, along and upon Part of Block 137, Plan 43M-1891, designated as Part 175 on Plan 43R-35058, being Part of PIN 14226-3402, to permit the encroachment of the porch, roof, eaves and other overhangs as well as for the purpose of repairing and maintaining the dwelling unit erected upon Part 174 on Plan 43R-35058.

Fourthly

Part of Block 137 on Plan 43M-1891, designated as Parts 175 and 176 on Plan 43R-35058, being Part of PIN 14226-3402; City of Brampton, Regional Municipality of Peel;

RESERVING UNTO the Transferor, its successors and assigns, for itself, its servants and agents, the right in the nature of an easement or licence to enter upon the lands at any time until the later of FIVE (5) YEARS from the date of registration of this Transfer or until complete assumption by the Corporation of the City of Brampton of the roads and services on said Plan 43M-1891, to carry out the obligations of the Transferor under its Subdivision Agreements with the Corporation of the City of Brampton and the Regional Municipality of Peel, including without limitation, the right to make inspections, undertake modifications, effect any corrective measures and/or repairs to grading, drainage, works and services on the lands, without such entry being deemed to be a trespass. The benefit of the easement or licence hereinbefore described shall be annexed to and run with each and every Lot and Block located within Plan 43M-1891 registered in the name of the Transferor on the date of the registration of this Transfer;

Reserving a right in the nature of a licence or easement in favour of the owners from time to time of Part Block 137, Plan 43M-1891, designated as Part 174 on Plan 43R-35058, over, along and upon Part of Block 137, Plan 43M-1891, designated as Part 175, on Plan 43R-35058, being Part of PIN 14226-3402 to permit the encroachment of the porch, roof, eaves and other overhangs as well as for the purpose of repairing and maintaining the dwelling unit erected upon Part 174 on Plan 43R-35058.

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14226 – 3402 BLOCK 137, PLAN 43M1891; CITY OF BRAMPTON
SEE SCHEDULE

BY: KRAVENSIDE DEVELOPMENTS INC.

TO: KRAVENSIDE DEVELOPMENTS INC.

1. AL LIBFELD

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for KRAVENSIDE DEVELOPMENTS INC. described in paragraph(s) (C) above.
- ☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	0.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	0.00

4.

Explanation for nominal considerations:
s) other: This transfer is registered only to parcelize the land in the manner in which the transferee intends to ultimately convey it to third parties.

5. The land is subject to encumbrance

PROPERTY Information Record

- A. Nature of Instrument: Transfer
LRO 43 Registration No. PR2470442 Date: 2013/11/29
- B. Property(s): PIN 14226 – 3402 Address BRAMPTON Assessment – Roll No
- C. Address for Service: 1815 Ironestone Manor, Unit 1
Pickering, Ontario
L1W 3W9
- D. (i) Last Conveyance(s): PIN 14226 – 3402 Registration No. null
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐
- E. Tax Statements Prepared By: Arthur Lloyd Shapero
20 Holly St. Ste 300
Toronto M4S 3B1

B-2021-0038

a

b

c

d

e

