

APPLICATION # B-2021-0010
Ward # 9

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **ROBERT PAUL HUNTER**

Purpose and Effect

The purpose of the application is to request consent of the Committee of Adjustment to the grant of an easement having a width of approximately 4.18m (13.72 ft.) and an area of approximately 0.01 hectares (134 square metres). The effect of the application is to create a sanitary easement over the subject property to facilitate the operation and maintenance of a sanitary sewer in favour of the adjacent property municipally known as 10818 Torbram Road.

Location of Land:

Municipal Address: **10828 Torbram Road**

Former Township: Chinguacousy

Legal Description: Part of Lot 15, Concession 5 E.H.S.

Meeting

The Committee of Adjustment has appointed **TUESDAY, July 13, 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: JULY 8, 2021

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

Other Planning Act Applications

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

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	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 **24th Day of June, 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

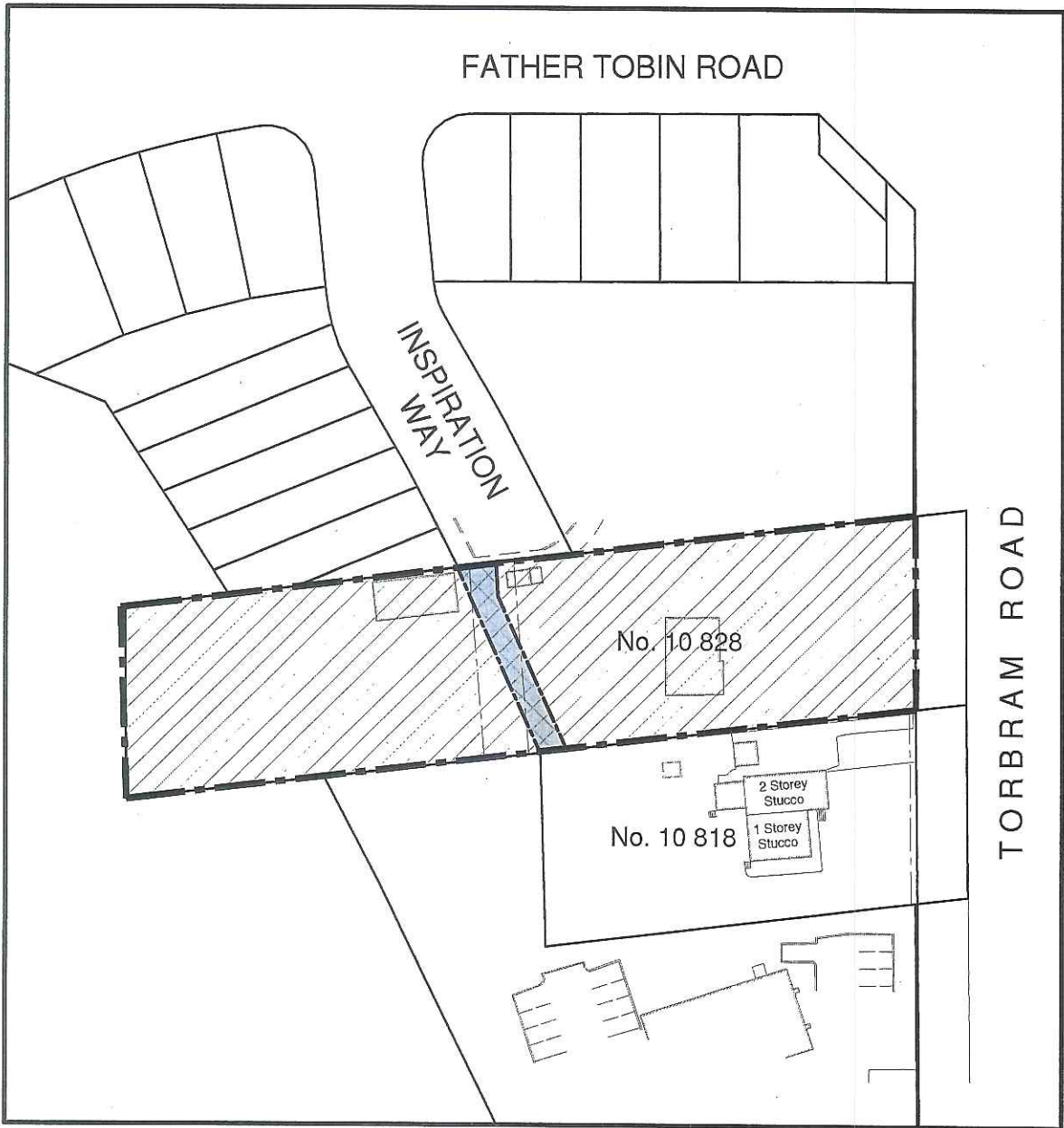
LEGEND:



EASEMENT IN FAVOUR
OF RETAINED LANDS
(0.01ha)

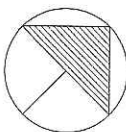


LANDS TO BE RETAINED
(0.36ha)



CONSENT PLAN

10 828 TORBRAM ROAD
PLAN 43M-1724
PART OF LOT 15, CONC. 5 E.H.S.
CITY OF BRAMPTON



1:1000



CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 794-0600

FAX (905) 794-0611

Date: MAR., 23rd 2020

Drawn By: S.G.K.

File No. W19132

Plan No. CP-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, July 8, 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, July 9, 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, July 9, 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.

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
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WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

June 1, 2021

The City of Brampton
Legal Services Division
Clerks Division
2 Wellington Street West
Brampton, Ontario
L6T 4R2

B- 2021- 0010

ATTN Ms. Jeanie Myers
Secretary – Treasurer

**Re: Committee of Adjustment
APPLICATION FOR CONSENT (Easement)
10828 Torbram Road
City of Brampton (previous file no. B-2020-0009)
Candevcon File No. W19132**


Dear Jeanie,

We enclose herewith the following documents pursuant to the above noted Consent Application:

- 1) One (1) digital application form with an Authorization and Permission to Enter signed by the Owner;
- 2) One (1) digital copy of the application drawing CP-1 dated March 23, 2020;
- 3) Application fee in the amount of \$3,961.00 payable to the City of Brampton.

The purpose of the application is to create an easement over the subject property to facilitate the operation and maintenance of a sanitary service in favour of 10818 Torbram Road. The easement will have an approximate area of 0.01 ha and a width of 4.18m. We note that an adjacent sanitary easement was also previously approved (B09-009).

We trust that the enclosed information is self-explanatory, however if you have any questions please advise.

Sincerely, 
Erik Mirtsou, Project Planner
Candevcon Limited



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 Robert Paul Hunter
(print given and family names in full)
Address 10828 Torbram Road
Brampton, Ontario L6R 0L7
Phone # Fax #
Email

(b) Name of Authorized Agent Erik Mirtsou (Candevcon Limited)
Address 9358 Goreway Drive
Brampton, Ontario L6P 0M7
Phone # 905-794-0600 Fax # 905-794-0611
Email erik@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: The creation of a sanitary easement with an approximate area of 134 sq m (0.01 ha) in favour of 10818 Torbram Rd.

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.
Khanani Developments Group

4. Description of the subject land ("subject land" means the land to be severed and retained):
a) Name of Street Torbram Road Number 10828
b) Concession No. 5 E.H.S Lot(s) 15
c) Registered Plan No. 43M-1724 Lot(s)
d) Reference Plan No. Lot(s)
e) Assessment Roll No. 10-07-0-008-16100-0000 Geographic or Former Township Chinguacousy

5. Are there any easements or restrictive covenants affecting the subject land?
Yes No
Specify: N/A

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

a) Frontage approx. 4.18m Depth approx. 31.95m Area 0.01 ha

b) Existing Use Residential Proposed Use Sanitary sewer

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

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?

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input type="checkbox"/>	<input 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	N/A

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input 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	N/A

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

a) Frontage 30.48 m Depth 123.94 m Area 0.36 ha

b) Existing Use Residential Proposed Use Same

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) 1 residential building
(proposed) same

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?

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input 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 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>Agricultural</u>	<u>Agricultural</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>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	<u> </u>	<u> </u>
Zoning By-law Amendment	<u> </u>	<u> </u>
Minister's Zoning Order	<u> </u>	<u> </u>
Minor Variance	<u> </u>	<u> </u>
Validation of the Title	<u> </u>	<u> </u>
Approval of Power and Sale	<u> </u>	<u> </u>
Plan of Subdivision	<u> </u>	<u> </u>

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 4th day of June, 2021.

Check box if applicable:

[Signature]
Signature of Applicant, or Authorized Agent, see note on next page

☒ I have the authority to bind the Corporation

DECLARATION

I, Steven Giankoulas 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 4th day of June, 2021.

[Signature]
Signature of applicant/solicitor/authorized agent, etc.

[Signature]
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, 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.

[Signature]
Zoning Officer

June 7, 2021

Date

DATE RECEIVED June 4, 2021.

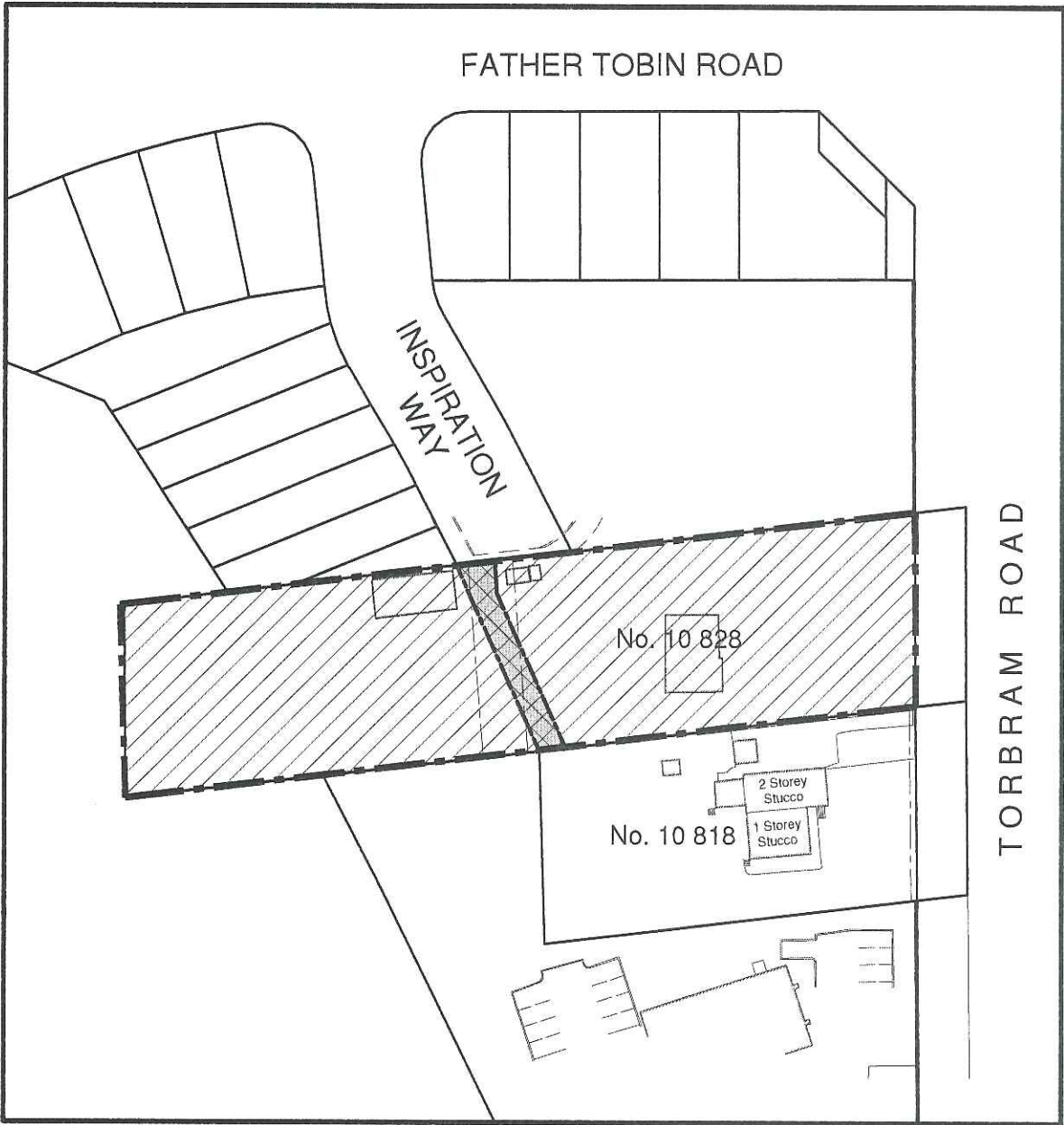
LEGEND:



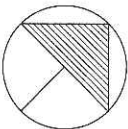
EASEMENT IN FAVOUR
OF RETAINED LANDS
(0.01ha)



LANDS TO BE RETAINED
(0.36ha)



CONSENT PLAN
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PLAN 43M-1724
PART OF LOT 15, CONC. 5 E.H.S.
CITY OF BRAMPTON



1:1000

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 794-0600

FAX (905) 794-0611

Date: MAR., 23rd 2020

Drawn By: S.G.K.

File No. W19132

Plan No. CP-1

a

b

c

d

e

K2

K1

K3



B-202-0010