

APPLICATION # V-2021-0001
Ward # 9

NOTICE OF AN APPLICATION FOR CERTIFICATE OF VALIDATION

An application for certificate of validation has been made by **IQBAL GILL AND GAGANDEEP GILL**

Purpose and Effect

The purpose of the application is to request the consent of the Committee of Adjustment to validate the title of lands legally described as Part of Lot 92, Plan 43M-1299 and Part 2, Plan 43R-25733, having frontage on Flatlands Drive of approximately 9.42 metres (30 feet), a depth of approximately 21.92 metres (72 feet) and an area of approximately 206.14 square metres (0.50 acres).

Location of Land:

Municipal Address: **25 Flatlands Drive**

Former Township: Chinguacousy

Legal Description: Part of Lot 92, Plan 43M-1299, Part 2, Plan 43R-25733

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, or a commenting agency having an interest in the property.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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

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 AS NOTED BELOW.

DATED AT THE CITY OF BRAMPTON THIS 24TH DAY OF JUNE, 2021.

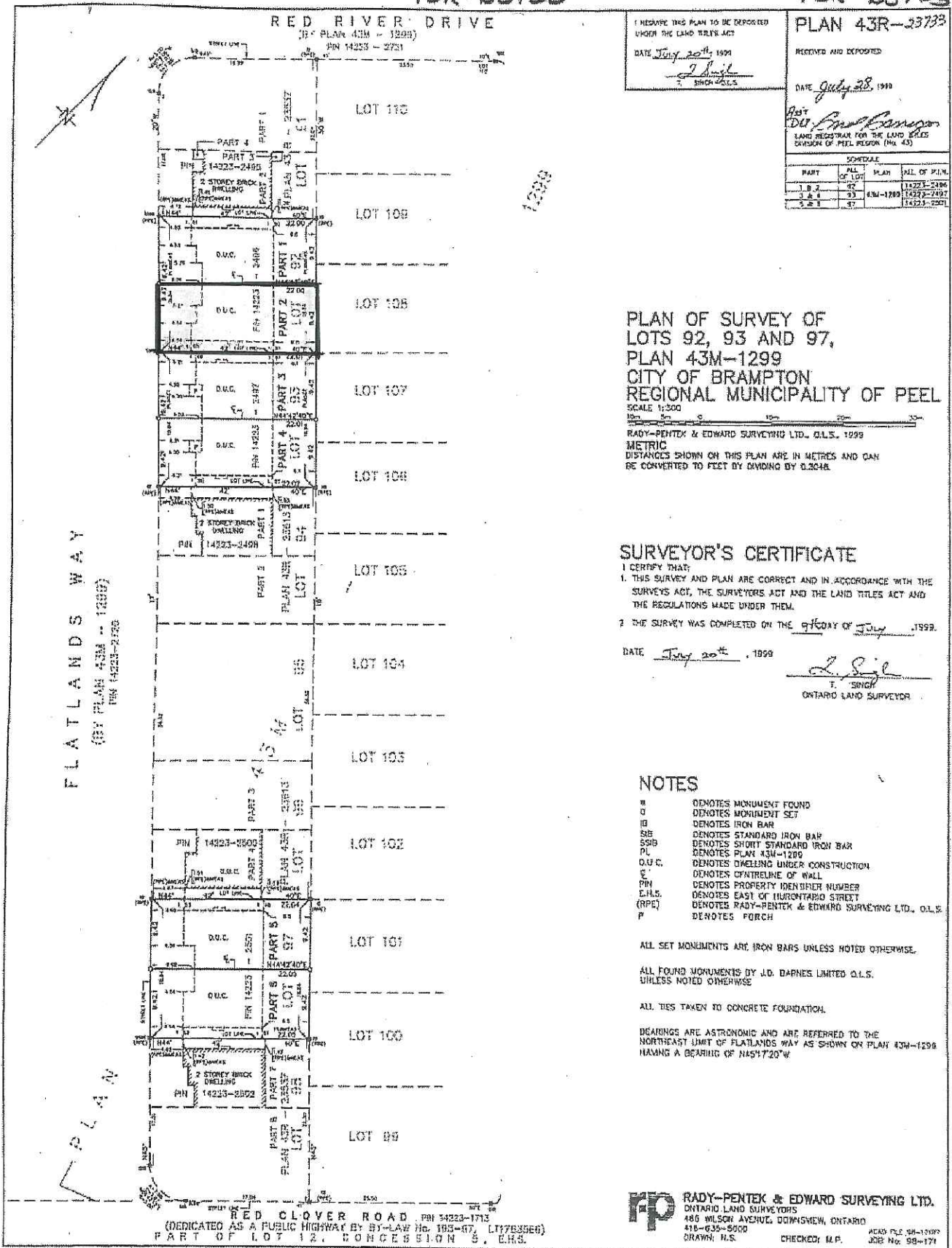
Information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

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

43R-23733

43R-23733

43R-23733



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.

June 9, 2021

SENT BY COURIER

and BY E-MAIL: Jeanie.myers@brampton.ca

**SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
CITY OF BRAMPTON**

V-2001-0001

2 Wellington Street West
Brampton, ON
L6Y 4R2

Attention: Jeanie Myers

Dear Ms. Myers:

**Re: Application for Certificate of Validation (*Planning Act*, s. 57)
– 25 Flatlands Way, Brampton**

Enclosed herein please find our Application for a Certificate of Validation under s. 57 of the *Planning Act* which is submitted together with our firm cheque in the sum of \$3,961.00. We also enclose herein the relevant documentation which includes the Reference Plan of Survey dated July 28, 1999 and copies of the Parcel Abstract for the subject Property and Abutting Property.

The Certificate is requested in order to validate the title to the Property including all transfers of the Property in order to give good title to the Applicant. The Property is legally described as Part Lot 92 Plan 43 M1299, designated as Part 2 Plan 43 R23733 (the "Property"). At one time, the predecessor in title, Balvir and Paramjit Sandhu ("Sadhu") were also the owners of the abutting lands being Part Lot 92 Plan 43 M1299, designated as Part 1 Plan 43 R23733 (the "Abutting Property"). Sandhu transferred the Property on April 30th, 2013 to Dhalwal, while maintaining ownership of the Abutting Property in contravention of the *Planning Act*. As such, all subsequent Transfers and Charges, including the transfer to the Applicants on August 22nd, 2019, are declared void under the provisions of the *Planning Act*. By validating the transfer from Sandhu to Dhadwal, any subsequent transfers of the Property will be valid and the Applicants will have good and valid title to the Property.

Letter to Committee of Adjustment

June 9, 2021

Page 2

The part lot control provisions and the protections that the *Planning Act* is designed to afford are not necessary in these circumstances. There was a Bylaw exempting part lot control with respect to the Property and the Abutting Property to allow for construction of the subdivision and a Plan of Reference was filed on July 28th, 1999 which identified the Property and the Abutting Property and the dwellings under construction at the time (see attached).

The dwellings were completed and sold and the lands were originally transferred in 1999. On February 11, 2005, a Bylaw was registered to repeal the Bylaw exempting the lands from Part Lot Control, however, at that time the lots had already been divided and the houses already constructed. The sale by Sadhu in 2013, while maintaining ownership of the Abutting Property, in no way offends the planning objectives that the *Act* is designed to protect.

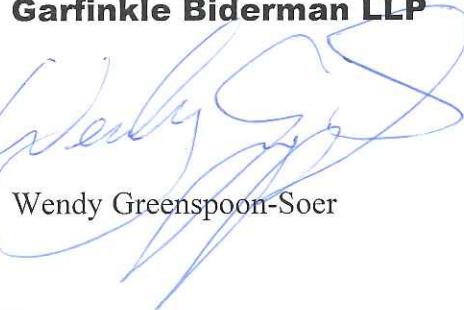
The Property is subject to a Charge in favour of Computershare Trust Company of Canada for the sum of \$641,680.00. The Applicants and the Mortgagee will be unjustly prejudiced if the Transfer and Charge were declared void, and, correspondingly, Sandhu would be unjustly enriched if title were to remain vested in their name.

For planning purposes, the Property has already been recognized as a separate parcel of land. No new lot or parcel is being created and a Validation Certificate is justifiable from a planning perspective. The parcel has been separately assessed for property tax purposes and serviced as a separate parcel of land and a Validation Certificate is required simply to fix title.

Finally, the matter is of urgency to the Applicants as they have entered into an Agreement of Purchase and Sale to sell the Property which is scheduled to close on June 23rd, 2021. Accordingly, we would appreciate hearing from you as soon as possible as to when this matter can be addressed.

Yours very truly,

Garfinkle Biderman LLP



Wendy Greenspoon-Soer

WHG-S:mg

Encl.

H:\CLIENT\11682\11682-022\correspondence\Letter to Committee of Adjustment - June 2021.docx

PROPERTY DESCRIPTION: PT LT 92 PL 43M1299 DES PT 2 PL 43R23733 S/T RIGHT IN FAVOUR OF WELLINGDALE FINANCIAL INC. UNTIL THE LATER OF FIVE (5) YRS. FROM 1999 10 28 OR UNTIL THE SAID PLAN NUMBER 43M1299 ARE ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON AS IN LT2006284; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

DIVISION FROM 14223-2496

PIN CREATION DATE:

1999/12/02

PERSONS' NAMES

...LL, IQBAL
GAIDU, GAGANDEEP

CAPACITY SHARE

TCOM 50%
TCOM 50%

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/05/07 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/12/02**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/12/02 **</p>						
43R18419	1991/03/07	PLAN REFERENCE				C
43R19607	1992/12/11	PLAN REFERENCE				C
43R20080	1993/10/18	PLAN REFERENCE				C
LT1887353	1998/11/19	NOTICE AGREEMENT		WELLINGDALE FINANCIAL INC.	THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
LT1887371	1998/11/19	APL ANNEX REST COV		WELLINGDALE FINANCIAL INC.		C
REMARKS: FOR TWENTY (20) YEARS FROM 1998 09 28						
LT1897966	1998/12/17	BYLAW EX PART LOT		WELLINGDALE FINANCIAL INC.		C
43R23733	1999/07/28	PLAN REFERENCE				C
LT2006284	1999/10/28	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** WELLINGDALE FINANCIAL INC.	FOXTAIL GROVE ESTATES INC.	
LT2006285	1999/10/28	TRANSFER		*** COMPLETELY DELETED *** FOXTAIL GROVE ESTATES INC.	CLARKE, DEAN KYDD-CLARKE, MESHELL	
LT2006286	1999/10/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CLARKE, DEAN KYDD-CLARKE, MESHELL	THE TORONTO-DOMINION BANK	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
		REMARKS: PEARSON AIRPORT ZONING REGULATION				
PR492535	2003/08/28	TRANSFER		*** COMPLETELY DELETED *** CLARKE, DEAN KYDD-CLARKE, MESHELL	SANDHU, BALVIR SANDHU, PARAMJIT	
PR492536	2003/08/28	CHARGE		*** COMPLETELY DELETED *** SANDHU, BALVIR SANDHU, PARAMJIT	CIBC MORTGAGES INC.	
PR537494	2003/11/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: LT2006286				
PR802495	2005/02/11	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
		REMARKS: BY-LAW NO. 291-2004 - TO REPEAL BY-LAWS EXEMPTING LANDS FROM PART LOT CONTROL				
PR1666419	2009/07/08	CHARGE		*** COMPLETELY DELETED *** SANDHU, BALVIR SANDHU, PARAMJIT	CANADIAN IMPERIAL BANK OF COMMERCE	
PR1794690	2010/03/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
		REMARKS: PR492536.				
PR2348854	2013/03/27	CHARGE		*** COMPLETELY DELETED *** SANDHU, BALVIR SANDHU, PARAMJIT	CIBC MORTGAGES INC.	
PR2362800	2013/04/30	TRANSFER		*** COMPLETELY DELETED *** SANDHU, BALVIR SANDHU, PARAMJIT	DHADWAL, RUPINDER	
PR2362801	2013/04/30	CHARGE		*** COMPLETELY DELETED *** DHADWAL, RUPINDER	STREET CAPITAL MORTGAGE CORPORATION	
PR2365887	2013/05/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: PR1666419.				
PR2370645	2013/05/21	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PR2348854.				CIBC MORTGAGES INC.		
PR2692600	2015/03/31	TRANSFER		*** COMPLETELY DELETED *** DHADWAL, RUPINDER	NABI, GHULAM RANA, NAZIA PERVEEN	
PR2692601	2015/03/31	CHARGE		*** COMPLETELY DELETED *** NABI, GHULAM RANA, NAZIA PERVEEN	THE EFFORT TRUST COMPANY	
PR2709577	2015/05/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** STREET CAPITAL MORTGAGE CORPORATION		
REMARKS: PR2362801.						
PR3422371	2018/12/14	CHARGE	\$484,000	NABI, GHULAM RANA, NAZIA PERVEEN	ROYAL BANK OF CANADA	C
PR3433081	2019/01/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE EFFORT TRUST COMPANY		
REMARKS: PR2692601.						
PR3527155	2019/08/22	TRANSFER	\$670,000	NABI, GHULAM RANA, NAZIA PERVEEN	GILL, IQBAL GAIDU, GAGANDEEP	C
PR3527156	2019/08/22	CHARGE	\$641,680	GILL, IQBAL GAIDU, GAGANDEEP	COMPUTERDARE TRUST COMPANY OF CANADA	C
PR3819022	2021/04/21	DISCH OF CHARGE		ROYAL BANK OF CANADA		
REMARKS: PR3422371.						

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LAND
REGISTRY
OFFICE #43

14223-3110 (LT)

PAGE 1 OF 3
PREPARED FOR ParulD01
ON 2021/04/22 AT 14:17:56

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 92 PL 43M1299 DES PT 1 PL 43R23733 S/T RIGHT IN FAVOUR OF WELLINGDALE FINANCIAL INC. UNTIL THE LATER OF FIVE (5) YRS. FROM 1999 10 29 OR UNTIL THE SAID PLAN NUMBER 43M1299 ARE ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON AS IN LT2007100; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

DIVISION FROM 14223-2496

PIN CREATION DATE:

1999/12/02

OWNERS' NAMES

NDHA, IRSHAD AHMED
NDHA, FAIZABANU IRSHADAHMED

CAPACITY SHARE

JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/05/07 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/12/02** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/12/02 **						
43R18419	1991/03/07	PLAN REFERENCE				C
43R19607	1992/12/11	PLAN REFERENCE				C
43R20080	1993/10/18	PLAN REFERENCE				C
LT1887353	1998/11/19	NOTICE AGREEMENT		WELLINGDALE FINANCIAL INC.	THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
LT1887371	1998/11/19	APL ANNEX REST COV		WELLINGDALE FINANCIAL INC.		C
REMARKS: FOR TWENTY (20) YEARS FROM 1998 09 28						
LT1897966	1998/12/17	BYLAW EX PART LOT		WELLINGDALE FINANCIAL INC.		C
43R23733	1999/07/28	PLAN REFERENCE				C
LT2007100	1999/10/29	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** WELLINGDALE FINANCIAL INC.	FOXTAIL GROVE ESTATES INC.	
LT2007101	1999/10/29	TRANSFER		*** COMPLETELY DELETED *** FOXTAIL GROVE ESTATES INC.	SUDAN, CHANDER	
LT2007102	1999/10/29	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SUDAN, CHANDER	CANADA TRUSTCO MORTGAGE COMPANY	
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR62579	2001/04/02	TRANSFER		*** COMPLETELY DELETED *** SUDAN, CHANDER	SELVARAJAH, JEYAKUMAR SELVARAJAH, INDIRA	
PR62580	2001/04/02	CHARGE		*** COMPLETELY DELETED *** SELVARAJAH, JEYAKUMAR SELVARAJAH, INDIRA	ROYAL BANK OF CANADA	
PR69775	2001/04/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY		
REMARKS: RE: LT2007102						
PR490848	2003/08/26	TRANSFER		*** COMPLETELY DELETED *** SELVARAJAH, INDIRA SELVARAJAH, JEYAKUMAR	SINGH, RADIKA RAMNARINE, GEANARINE	
PR490849	2003/08/26	CHARGE		*** COMPLETELY DELETED *** SINGH, RADIKA RAMNARINE, GEANARINE	MCAP SERVICE CORPORATION	
PR541407	2003/11/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
REMARKS: RE: PR62580						
PR802495	2005/02/11	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		
REMARKS: BY-LAW NO. 291-2004 - TO REPEAL BY-LAWS EXEMPTING LANDS FROM PART LOT CONTROL						
PR1953488	2011/01/24	TRANSFER		*** COMPLETELY DELETED *** RAMNARINE, GEANARINE SINGH, RADIKA	SANDHU, BALVIR SINGH SANDHU, PARAMJIT KAUR	
PR1953489	2011/01/24	CHARGE		*** COMPLETELY DELETED *** SANDHU, BALVIR SINGH SANDHU, PARAMJIT KAUR	CIBC MORTGAGES INC.	
PR1963863	2011/02/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP SERVICE CORPORATION		
REMARKS: PR490849.						
PR2177539	2012/04/12	TRANSFER		*** COMPLETELY DELETED *** SANDHU, BALVIR SINGH	PATEL, BHAVESHKUMAR	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR2177540	2012/04/12	CHARGE		SANDHU, PARAMJIT KAUR *** COMPLETELY DELETED *** PATEL, BHAVESHKUMAR PATEL, HETAL	PATEL, HETAL COMPUTERSHARE TRUST COMPANY OF CANADA	
PR2193728	2012/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
REMARKS: PR1953489.						
PR3382281	2018/09/20	TRANSFER	\$598,000	PATEL, BHAVESHKUMAR PATEL, HETAL	SINDHA, IRSHAD AHMED SINDHA, FAIZABANU IRSHADAHMED	C
PR3382282	2018/09/20	CHARGE	\$330,000	SINDHA, IRSHAD AHMED SINDHA, FAIZABANU IRSHADAHMED	THE TORONTO-DOMINION BANK	C
PR3395908	2018/10/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
REMARKS: PR2177540.						

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Flower City



brampton.ca

APPLICATION NUMBER:

"V" - 2021-0001

The personal information collected on this form is collected pursuant to subsection 55(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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton, 605-874-2113.

APPLICATION
Certificate of Validation
(Please read Instructions)

Note: The applicant shall provide the Committee of Adjustment with such information or material as may be required.

1. (a) Name of Owner/Applicant IQBAL GILL AND GAGANDEEP GAIDU
Address 25 FLATLANDS WAY, BRAMPTON
Phone # 647-631-9465 Fax # _____
Email gsaidu@hotmail.com
- (b) Name of Authorized Agent WENDY GREENSPON-SCER
Address GARFINKLE, BIDERMAN LLP
801-1 ADELAIDE ST. EAST, TORONTO, ON, M5C 2V9
Phone # 416-869-7615 Fax # 416-869-0547
Email wgreenspon@garfinkle.com
2. In whose name(s) is the property registered? IQBAL GILL AND GAGANDEEP GAIDU
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:
a) Name of Street FLATLANDS WAY Number 25
b) Concession Number _____ Lot(s) _____
c) Registered Plan No. 43M1299 Lot(s) PT LT 92
d) Reference Plan No. 43R23733 Part(s) 2
e) Assessment Roll No. 10-070-0-025-10422-0000 Geographic or Former Township _____
5. Are there any easements or restrictive covenants affecting the subject land? Yes ☐ No ☒
Specify: _____
6. Description of land for which the certificate of validation is requested:
a) Frontage 9.42m Depth 21.92m Area 206.14 sq. m
b) Existing use RESIDENTIAL Proposed Use RESIDENTIAL

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

(existing) 1 DWELLING

(proposed) _____

Has a building permit ever been issued (specify date and number)? _____

Has construction commenced (specify date)? SUBDIVISION CONSTRUCTED 1998-1999

- d) Access will be by:
- | | Existing | Proposed |
|--|----------|----------|
|--|----------|----------|

Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
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Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------	-------------------------------------	--------------------------

Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
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Water	<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"/>
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- 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	<input type="checkbox"/>	<input type="checkbox"/>
------------------------------------------------------------	--------------------------	--------------------------

Other (specify): _____

7. Did the previous owner retain any interest in the subject land?(Specify) _____

8. Did you have any interest in any other land in the municipality? Yes ☐ No ☒

If so, describe each separate parcel (attach additional list(s) if necessary)

Geographic Township	Concession/ Plan	Lot/Block	Reference Plan	Parts	Validation of Title Required

9. Why do you consider your title may require validation?

A PREDECESSOR IN TITLE CONVEYED THE SUBJECT PROPERTY WHICH COMPRISES PART OF A LOT, WHILE MAINTAINING OWNERSHIP OF THE ABUTTING PART LOT

10. What is the current designation of the subject land in any applicable zoning by-law or official plan?

Zoning By-Law

R2A - 853

Official Plan:

City of Brampton

RESIDENTIAL

Region of Peel

URBAN SYSTEM

11. Has the subject land ever been the subject of an application for approval of a plan of subdivision under the Planning Act and if the answer is yes and if known, the file number of the application and the decision on the application?

No

☐

Yes

☐

File #

Decision:

UNKNOWN

12. 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

13. A sketch and key map shall be included.

14. 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 TORONTO this 9th day of JUNE, 2021.

Check box if applicable:

☐

I have the authority to bind the Corporation

(Signature of Applicant, or Authorized Agent, see note on next page)

DECLARATION

I, WENDY GREENSPON-SOER of the CITY of TORONTO

in the County/District/Regional Municipality of TORONTO Solemnly declare that all the statements contained in the application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the CITY of TORONTO in the PROVINCE of ONTARIO this 9th day of JUNE, 2021.

Signature of Commissioner, etc.

Signature of applicant/solicitor/authorized agent, etc.

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

Date

DATE RECEIVED

JUNE 9, 2021

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