

**APPLICATION # B-2021-0018**  
**Ward # 10**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **HARJINDER SINGH AND VIRAN SINGH**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2.06 hectares (5.09 acres). The severed land (**Parcel B**) has a width of approximately 9.24 metres (30.31 feet), a depth of approximately 18.7 metres (61.35 feet) and an area of approximately 356 square metres (0.36 hectares). It is proposed that the severed land be added to Block 174, Plan 43M-1449 as a lot addition to facilitate completion of a residential lot on the south side of Sparta Drive.

**Location of Land:**

Municipal Address: 10417 Airport Road

Former Township: Toronto Gore

Legal Description: Part of Lots 12 and 13, Concession 7 N.D.

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, September 14, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.**

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

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**LAST DAY FOR RECEIVING COMMENTS: SEPTEMBER 9, 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.elto.gov.on.ca](http://www.elto.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 **26th Day of August, 2021**

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

**Jeanie Myers, Secretary-Treasurer**  
City of Brampton Committee of Adjustment  
City Clerk's Office, Brampton City Hall  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117 Fax: (905)874-2119  
[Jeanie.myers@brampton.ca](mailto:Jeanie.myers@brampton.ca)





**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, September 9, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Friday, September 10, 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, September 10, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

August 13, 2021

VIA COURIER

City of Brampton  
Committee of Adjustment  
2 Wellington Street West  
Brampton, ON L6Y 4R2

B-2021-0018 AND B-2021-0019

Attention: Jeanie Myers  
Secretary-Treasurer, Committee of Adjustment

**Re: Consent Applications  
Harjinder & Viran Singh  
10417 Airport Road  
Parts 1-3,5,6, 43R-19709  
Parts of Lots 12 & 13, Concession 7, ND  
PIN: 14220-2827  
City of Brampton**

Ms. Myers,

On behalf of Harjinder and Viran Singh, enclosed please find consent applications for the above-mentioned property.

The purpose of the consent applications is to create two parcels that will be conveyed to Mattamy (Castlemore) limited. These parcels will be added to Blocks 174 & 177 on Plan 43M-1449 to complete 2 lots on the south side of Sparta Drive.


The subject lands are currently zoned Agricultural (A). A Zoning By-law amendment is required to rezone these parcels to residential (R1A-1711). A pre-consultation meeting for the rezoning was held on May 13, 2021 (#PRE-2020-0030).

In support of the application, we are pleased to enclose the following:

- 1 copy of each executed consent application;
- 1 copy of each consent sketch, prepared by Korsiak Urban Planning, dated August 12, 2021;
- 2 copies of the aerial photo, prepared by Korsiak Urban Planning, dated August 13, 2021, and;
- A cheque in the amount of \$7,922.00, payable to The Corporation of the City of Brampton.

I trust the application is in order. Please feel free to contact me should you require any additional information.

Sincerely,

**KORSIAK URBAN PLANNING**

Catherine McEwan

Encl.

Copy: Harjinder & Viran Singh, Encl.  
Ian MacPherson, Mattamy Homes Canada, Encl.



# AERIAL PHOTO

10417 Airport Road

SUBJECT  
PROPERTY

AIRPORT ROAD

SPARTA DRIVE

43M-1440  
Existing Residential

August 13, 2021

Scale 1:2000



**KORSIAK** | Urban Planning



APPLICATION NUMBER: "B"-2021-0018

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 Harjinder Singh & Viran Singh  
(print given and family names in full)  
 Address 150 Main Street  
Dashwood, ON N0M 1N0  
 Phone # 519-955-1397 Fax # \_\_\_\_\_  
 Email nslambda@hotmail.com

(b) Name of Authorized Agent Korsiak Urban Planning (Attn: Catherine McEwan)  
 Address 206-277 Lakeshore Road East  
Oakville, ON L6J 1H9  
 Phone # 905-580-5687 Fax # \_\_\_\_\_  
 Email catherine@korsiak.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: To sever 356 m<sup>2</sup> for a lot addition to Block 174, 43M-1449.

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.  
Mattamy (Castlemore) Limited

4. Description of the subject land ("subject land" means the land to be severed and retained):  
 a) Name of Street Airport Road Number 10417  
 b) Concession No. 7, N.D. Lot(s) Pt. of Lots 12 & 13  
 c) Registered Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_  
 d) Reference Plan No. 43R-19709 Lot(s) Parts 1-3,5,6  
 e) Assessment Roll No. 10-12-0-002-18400-0000 Geographic or Former Township Toronto Gore  
Pin 14220-2827  
(Owners also own adjacent parcels: PIN 14220-2823 & 14220-1245)

5. Are there any easements or restrictive covenants affecting the subject land?  
 Yes ☒ No ☐  
 Specify: Trans Canada Pipelines Limited (TG 4788) & Regional Municipality of Peel (LT2139155)

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

a) Frontage No frontage (width - 9.24 m) Depth 18.7 m Area 356 m<sup>2</sup>  
Future frontage on Sparta - 21.1 m

b) Existing Use Currently vacant Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) Site is currently vacant  
(proposed) Creation of a residential lot

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input checked="" 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?  
Not applicable

f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): \_\_\_\_\_

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): \_\_\_\_\_

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

a) Frontage 74.97 m Depth +/- 253m Area 2.06 ha  
(1.62 ha after 2 parcels severed)

b) Existing Use Site is currently vacant Proposed Use Future residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) The site is currently vacant  
(proposed) 1 single detached dwelling. Timing unknown.

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

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

Not applicable

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>A - Agricultural</u>	<u>A - Agricultural</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>Residential/Open Space</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 \_\_\_\_\_

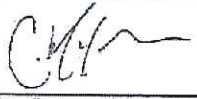


11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
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 Town of Oakville  
this 9th day of August, 2021.

  
\_\_\_\_\_  
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:

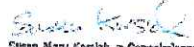
☐ I have the authority to bind the Corporation

#### DECLARATION

I, Catherine McEwan, Korsiak Urban Planning of the City of Burlington  
in the County/District/Regional Municipality of Halton 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 Town of Oakville  
in the Region of Halton  
this 9th day of August, 2021.

  
\_\_\_\_\_  
Signature of applicant/solicitor/authorized agent, etc.

  
\_\_\_\_\_  
Steven Mary Korsiak, a Commissioner, etc.,  
Regional Municipality of Halton, for  
Korsiak & Company Ltd. Land Use Planners.  
Expires November 3, 2023.

\_\_\_\_\_  
Signature of a Commissioner, etc.

#### FDR 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.

L Barbutto

\_\_\_\_\_  
Zoning Officer

August 18, 2021

\_\_\_\_\_  
Date

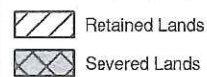
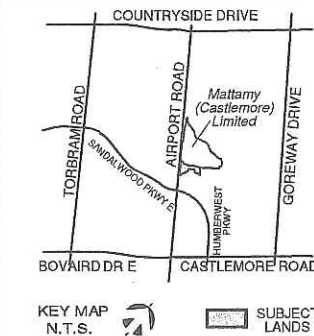
DATE RECEIVED August 17, 2021

**PARCEL 'B'**  
**LANDS TO BE**  
**SEVERED AND ADDED**  
**TO BLOCK 174**  
**356 m<sup>2</sup>**

# CONSENT SKETCH

## PARCEL 'B'

10417 Airport Road  
PART OF LOTS 12 & 13, CONC. 7 N.D.  
CITY OF BRAMPTON  
Parts 1-3, 5, 6 43R-19709  
PIN 14220-2827



SCALE 1:1250

August 16, 2021



**KORSIAK** | Urban Planning  
206-277 Lakeshore Road East  
Oakville, Ontario L6J 1H9  
T: 905-257-0227  
info@korsiak.com



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