

APPLICATION # B-2020-0015
Ward # 4

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **BETOVAN CONSTRUCTION LIMITED (FIELDGATE HOMES)**

Purpose and Effect

The purpose of the application is to request consent to sever approximately 131.01 square metres (0.032 acres) from a parcel of land currently having a total area of approximately 849.31 square metres (0.209 acres). The effect of the application is to provide for a lot addition to the adjacent lands, legally described as Lot 11, Plan 43M-935, municipally known as 16 Garry Court. The land will continue to be used for residential purposes.

Location of Land:

Municipal Address: Mast Drive

Former Township: Town of Brampton

Legal Description: Blocks 52, 53 and 54, Plan 43M-935

Meeting

The Committee of Adjustment has appointed **TUESDAY, September 29, 2020 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

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

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

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

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LAST DAY FOR RECEIVING COMMENTS: SEPTEMBER 24, 2020

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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:	YES	File Number: A-2020-0068

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

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 11th Day of September, 2020

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.mvers@brampton.ca

The site plan illustrates the layout of three blocks: Block 52, Block 53, and Block 54. Block 52 is located on the left and contains a 'Proposed Two Storey Single-Detached Residential Dwelling'. Block 53 is in the center, and Block 54 is on the right. The plan includes various dimensions in meters (m) and feet (ft), as well as labels for existing structures such as '1 STOREY BRICK GARAGE', 'No. 18 2 STOREY BRICK DWELLING LOT 11', 'No. 14 2 STOREY BRICK DWELLING', and 'No. 11 2 STOREY BRICK DWELLING'. A north arrow is positioned in the upper left corner. The plan also shows 'MAST DRIVE' at the bottom and 'GARNY COURT' at the top right. A diagonal line with a slope of 1:1.30 is marked across the blocks.

☒ Lands to be Severed (Lot Addition)
(Total Area of Parcel With Lot Addition: 627.7m²)



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 Committee 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 24, 2020**.
- 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, September 25, 2020**.
 - 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 25, 2020**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

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

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



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

KLM File: P-3134

August 19, 2020

B-2020-0015

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

Attention: Ms. Jeanie Myers
Treasurer, Committee of Adjustment

Re: Fieldgate Homes
Application for Consent (Lot Addition)
Mast Drive
Block 52, 53, and 54 on Registered Plan 43M-935
City of Brampton, Region of Peel

Dear Ms. Myers,

On behalf of our client Fieldgate Homes who is the owner of the above noted lands, we are pleased to submit the following application for Consent (Lot Addition). The Consent (Lot Addition) application is being submitted to facilitate a severance on the lands owned by Fieldgate Homes ('Fieldgate Lands'), with the severed lands proposed to be added to the lands to the west as shown on the enclosed Consent Sketch prepared by KLM Planning Partners Inc and dated July 20, 2020.

The Fieldgate Lands are located at the northerly terminus of Mast Drive, on the east side of the cul-de-sac, and are legally known as Blocks 52, 53, and 54 on Registered Plan 43M-935. The lands which will be receiving the severed lands (Lot Addition) are located at the northerly terminus of Garny Court, on the west side of the cul-de-sac, are known municipally as 16 Garny Court, and are known legally as Lot 11 on Registered Plan 43M-935.

The Fieldgate Lands were subject a deregistration by-law in 2018 as a condition of approval for a subdivision to the North (City File: 21T-14002B). Block 52, 53, and 54 were originally intended to form the part of whole lots with frontage on an extension of Garny Court. However due to the proposed plan of subdivision to the north and the recent approval of the Hurontario Main Corridor Secondary Plan, the road pattern that was contemplated in 1989 when the subdivision 43M-935 was approved is no longer proposed. Blocks 52, 53 and 54 on Plan 43M-935 needed to be merged so that these blocks could not be conveyed separately, and to permit a single detached dwelling that complies with the setback requirements in the Zoning By-law. The merging of these blocks will resolve both conveyance and zoning

compliance matters. A copy of the staff report and approved By-law 185-2018 are attached as part of the formal record associated with these lands.

The Fieldgate lands are designated 'Residential' by *Schedule A General Land Use Designations* within the 2006 City of Brampton Official Plan (the "Official Plan"), and are further designated 'Low and Medium Density' by *Plate No. 43* within the Fletcher's Creek South Secondary Plan (the "Secondary Plan"). The Fieldgate Lands are zoned 'Residential Single Detached C – R1C' by City of Brampton Zoning By-Law 270 – 2004, as amended (the "Zoning By-law"). Please see table below confirming that the Fieldgate Lands comply with the zoning provisions of the 'Residential Single Detached C – R1C' zone once the proposed Consent (Lot Addition) is applied.

Provision	R1C Requirement	Fieldgate Lands (Retained Lands)	Subject Lands (Lot Addition)
Minimum Lot Area	450 square metres	+/-718.3 square metres	±628.6 square metres
Minimum Lot Width	12 metres	±20.7 metres	±16.0 metres
Minimum Lot Depth	30 metres	±32.7 metres	±32.3 metres

In support of this application, please find the following enclosed materials:

1. One (1) cover letter prepared by KLM Planning Partners Inc.;
2. One (1) original complete and executed Consent Application Form;
3. One (1) copy of the Deregistration Recommendation Report and By-law applicable to the subject lands;
4. One (1) copy of the Consent Sketch prepared by KLM Planning Partners Inc., dated July 20, 2020, and
5. The Consent Application fees of \$3,883.00 will be paid in person by credit card upon application submission.

We trust the above satisfies the submission requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours very truly,
KLM PLANNING PARTNERS INC.

Ryan Mino-Leahan, B.U.R.Pl., MCIP, RPP
Partner

cc: Fieldgate Developments

Date: 2018-08-23

Subject: Recommendation Report
 Fieldgate Developments Inc.
 Request to deregister Blocks 52, 53, and 54 on
 Registered Plan 43M-935
 Ward 4

Contact: Carmen Caruso, Central Area Planner, 905-874-2439
 Bernie Steiger, Manager, Development Services, 905-874-2097

Recommendations:

1. **THAT** the report from Carmen Caruso, Central Area Planner, Planning and Development Services dated August 23, 2018 to the Council Meeting of September 12, 2018 re: **Recommendation Report – Fieldgate Developments Inc. request to deregister Blocks 52, 53, and 54 on Registered Plan 43M-935 - Ward 4**, be received;
2. **THAT** Council enact a by-law to deem Blocks 52, 53 and 54 on Registered Plan 43M-935 not to be part of a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act; and
3. **THAT** the City provide notice of the passage of the by-law as required by the Planning Act.

Overview:

- Fieldgate Developments Inc., the property owner of Blocks 52, 53 and 54 on Registered Plan 43M-935 is requesting that the City deregister Blocks 52, 53, and 54 on Plan 43M-935 in order to facilitate a higher density, transit supportive development to the north while allowing the development of these blocks for one single detached dwelling.
- Deregistration of a portion of a plan of subdivision allows lots or blocks on the plan which are owned by the same person or entity to merge on title, thus becoming one property.
- Once title is merged, the deregistered blocks will be able to be developed with one single detached dwelling.
- This proposal achieves the Strategic Plan “Smart Growth” priority, as it supports the building of complete communities by supporting a desired transit supportive, mixed use development to the north.

8.13-2

Background:

On June 24, 2016, the Ontario Municipal Board ("OMB") approved an application submitted by i2 Developments (Brampton) Inc. (File: T01W15.037) to amend the Official Plan and Zoning By-law, and for a draft plan of subdivision on lands immediately north of the subject lands to permit a high-density mixed-use development. The OMB imposed a number of conditions, including one which requires Block 52, 53, and 54 on Registered Plan 43M-935 be merged on title in order to create one building lot. The merged building lot will have access from Mast Drive. Registered Plan 43M-935 was approved in 1989, and the road network being protected reflects the planning policies that were in place at the time. These policies anticipated a development concept which would see the extension of Mast Drive to the north to intersect with an extended Malta Avenue. Garry Court to the west was intended to be extended to create an intersection at Mast Drive. Should the road network as described be constructed as contemplated in 1989, it would be difficult to develop the lands to the north, from Malta Avenue to Lancashire Lane, in an efficient and transit supportive manner that represents good planning. The current plan as approved under file number T01W15.037, which requires Mast Drive to terminate in a cul-de-sac, represents a significant improvement to the 1989 development concept and reinforces transit supportive, pedestrian friendly development.

The Planning Act allows an owner to convey the whole of a lot or a block on a plan of subdivision. If two or more adjoining lots or blocks are owned by the same person or entity in a registered plan of subdivision, these lots or blocks remain separately conveyable parcels. In order to merge the subject blocks into one property on title, the registered plan of subdivision needs to be deregistered on these lands. This will allow for the development of one building lot, which was contemplated as part of the draft plan of subdivision approval for the lands to the north.

Current Situation:

Section 50(4) of the Planning Act enables Council to enact a by-law to designate a plan of subdivision, or part thereof, which has been registered for at least eight years, and deem it not to be a registered plan of subdivision for the purpose of subsection 50(3) of the Planning Act. The enactment of such a by-law will allow the merging of Blocks 52, 53, and 54 on Plan 43M-935 as they are owned by the same owner. Fieldgate Developments Inc. has formally requested that these blocks be deregistered in order to complete the legal merger of the blocks.

Registered Plan 43M-935 was registered on August 9, 1989. The eight-year registration requirement is satisfied.

8.13-3

Corporate Implications:

Financial Implications:

There are no financial implications related to the deregistration of Blocks 52, 53 and 54 on Plan 43M-935.

Legal Implications

Blocks 52, 53 and 54 on Plan 43M-935 need to be merged so that these blocks cannot be conveyed separately, and to permit a single detached dwelling that complies with the setback requirements in the Zoning By-law. The merging of these blocks will resolve both conveyance and zoning compliance matters.

Other Implications:

There are no other corporate implications related to the deregistration of Blocks 52, 53 and 54 on Plan 43M-935.

Strategic Plan:

This proposal achieves the Strategic Plan “Smart Growth” priority, as it supports the building of complete communities by supporting a desired transit supportive, mixed use development to the north.

Living the Mosaic – 2040 Vision:

This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

Conclusion:

The merging of Blocks 52, 53 and 54 on Plan 43M-935 represents good planning as it will allow lands in the vicinity to be developed in a desirable manner that encourages a mix of uses, the use of transit, and walkability.

Submitted by:

Carmen Caruso, MCIP, RPP
Central Area Planner
Planning and Development Services

8.13-4

Approved by:

Bernie Steiger, MCIP, RPP
Manager, Development Services
Planning and Development Services

Approved by:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning and Development Services

Approved by:

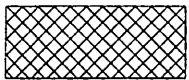
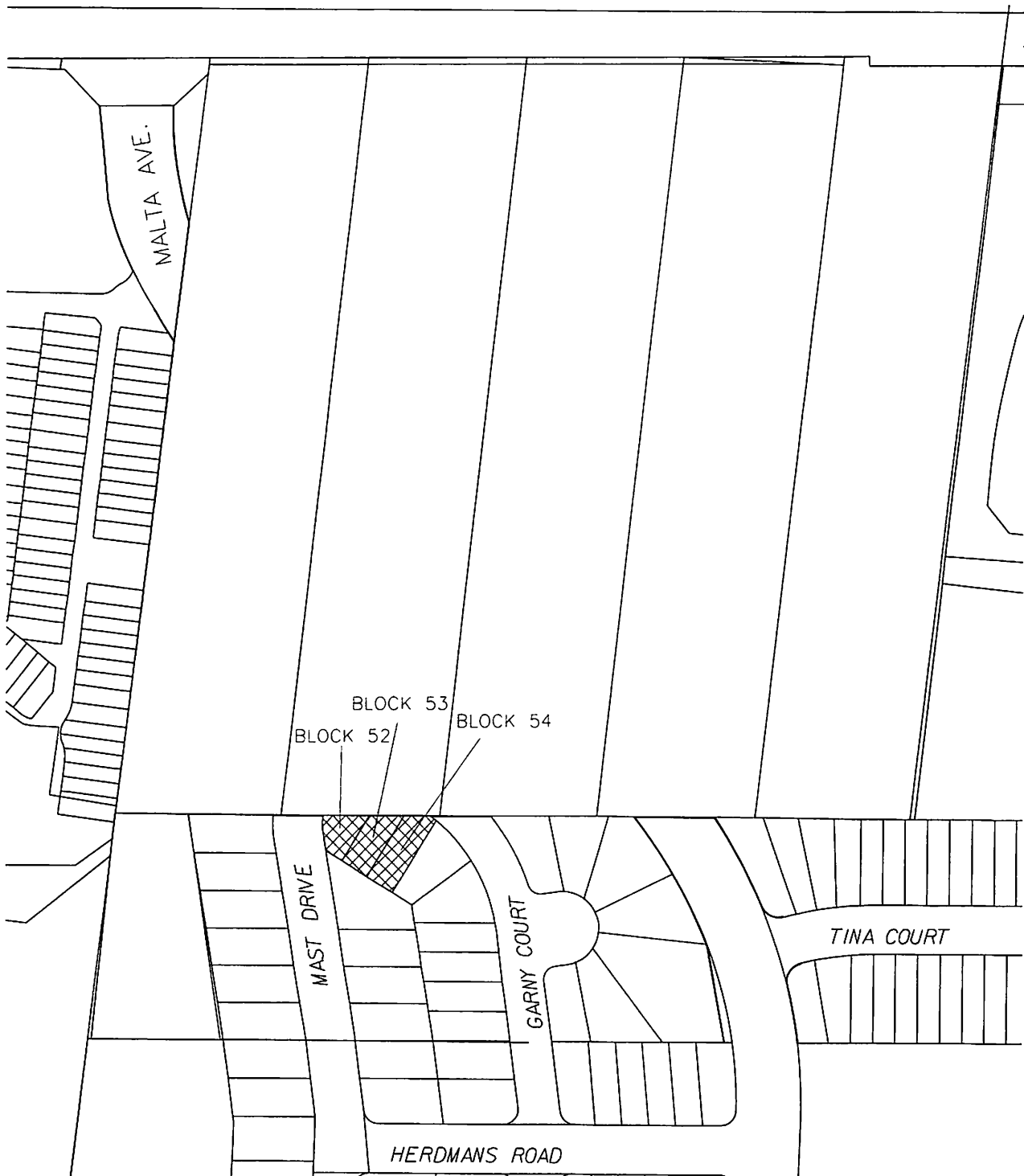
Rob Elliott, MCIP, RPP, MBA
Commissioner
Planning and Development Services

Attachments:

Appendix 1: Lands to be deregistered

Appendix 2: Draft Deregistration By-law

STEELES AVENUE W.



LANDS TO BE DEREGISTERED (BLOCK 52, 53, & 54, 43M-935)



Proposed Deregistration By-law



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW*Number* _____ - 2018

To deem Blocks 52, 53 and 54, Plan 43M-935 as not part of a plan of subdivision for the purposes of subsection 50(3) of the Planning Act.

WHEREAS as a condition of draft approval for the lands to the north of 43M-935 (File: T01W15.037) the Ontario Municipal Board required Blocks 52, 53 and 54, Plan 43M-935 be legally merged;

AND WHEREAS Section 50(4) of the Planning Act R.S.O 1990, c.p. 13, as amended, permits Council by by-law to designate any plan of subdivision, or part thereof, that has been registered for a period of eight years or more, and deem it not to be a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act;

AND WHEREAS Registered Plan 43M-935 was registered on August 9, 1989;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. The lands described as Blocks 52, 53 and 54 on Plan 43M-935 are hereby designated pursuant to subsection 50(4) of the Planning Act and are deemed not to be part of a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act.

ENACTED and PASSED this 12th day of September, 2018.

Approved as to
form.

20__ /month/day

[insert name]

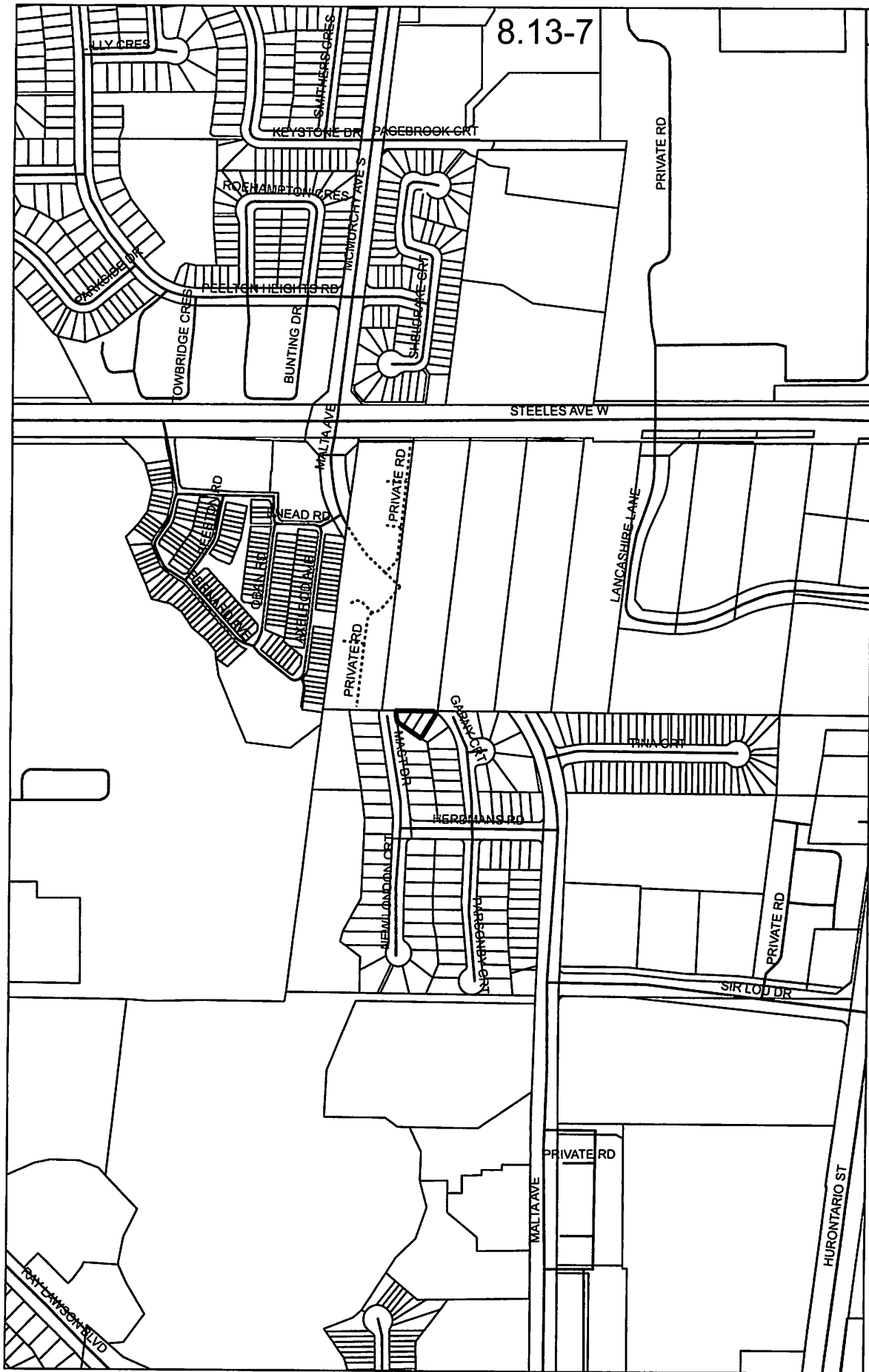
Linda Jeffrey, Mayor

Approved as to
content.

20__ /month/day

[insert name]

Peter Fay, City Clerk



 SUBJECT LANDS





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 185 - 2018

To deem Blocks 52, 53 and 54, Plan 43M-935 as not part of a plan of subdivision for the purposes of subsection 50(3) of the Planning Act.

WHEREAS Section 50(4) of the Planning Act R.S.O 1990, c.p. 13, as amended, permits Council by by-law to designate any plan of subdivision, or part thereof, that has been registered for a period of eight years or more, and deem it not to be a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act;

AND WHEREAS Registered Plan 43M-935 was registered on August 9, 1989;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. The lands described as Blocks 52, 53 and 54 on Plan 43M-935 are hereby designated pursuant to subsection 50(4) of the Planning Act and are deemed not to be part of a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act.

ENACTED and PASSED this 12th day of September, 2018.

Approved as to
form.

2018/08/27

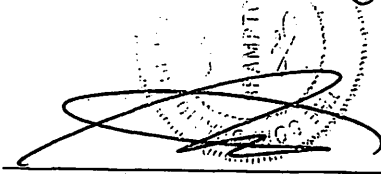
AWP

Approved as to
content.

2018/08/27

AP


Linda Jeffrey, Mayor


Peter Fay, City Clerk



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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 Betovan Construction Limited c/o Russel White
(print given and family names in full)

Address 5400 Yonge Street, 5th Floor, Toronto, ON, M2N 5R5

Phone # 416-227-9005 x428 Fax # 416-227-9007

Email russelw@fieldgatedevelopments.com

(b) Name of Authorized Agent KLM Planning Partners Inc. c/o Ryan Mino-Leahan

Address 64 Jardin Drive, Unit 1B, Concord, ON L4K 3P3

Phone # 905-669-4055 x224 Fax # 905-669-0097

Email RMino@klmplanning.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: The proposed Consent Application will be for a lot addition, where the severed lands shown on the attached Consent Sketch are intended to be transferred to the adjacent landowners of 16 Garry Court.

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.

Gina Kahjotia & Jason Partap

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

a) Name of Street Mast Drive Number To be assigned

b) Concession No. Lot(s)

c) Registered Plan No. 43M-935 Lot(s) Blocks 52, 53, 54

d) Reference Plan No. Lot(s)

e) Assessment Roll No. 21101400968100500000
21101400967879000000 Geographic or Former Township
21101400967879200000

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

Yes ☐ No ☒
Specify:

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

- a) Frontage n/a Depth +/-3.05 m Area +/-131.01 m²
- b) Existing Use Vacant Proposed Use Lot Addition with existing single detached dwelling
- c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) There is an existing shed that is to be demolished and removed.
(proposed) Severed lands proposed to be added to existing lot with single detached dwelling.
Retained lands to be developed with a proposed single detached dwelling.
- 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?
N/A
- 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): N/A
- 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): N/A

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

- a) Frontage +/- 20.9 m Depth +/-30.6 m Area +/-718.3 m²
- b) Existing Use Vacant Proposed Use Low Density Residential
- c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) Vacant
(proposed) single detached dwelling

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?

N/A

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

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

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>R1C</u>	<u>R1C</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 # Unknown Status/Decision Registered as Plan 43M-935

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

Yes ☐ No ☒

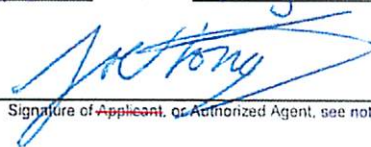
Date of Transfer N/A Land Use N/A

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	N/A	N/A
Zoning By-law Amendment	N/A	N/A
Minister's Zoning Order	N/A	N/A
Minor Variance	N/A	N/A
Validation of the Title	N/A	N/A
Approval of Power and Sale	N/A	N/A
Plan of Subdivision	Unknown	Registered as Plan 43M-935

12. 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 19th day of August, 2020


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

Check box if applicable:

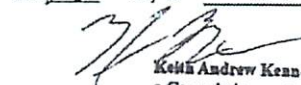
☐ I have the authority to bind the Corporation

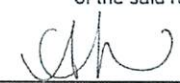
DECLARATION

I, Ryan Mino-Leahan of the City of Toronto
in the County/District/Regional Municipality of N/A 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 Vaughan
in the Region of York
this 23 day of July, 2020


Signature of applicant/solicitor/authorized agent, etc.


Kelli Andrew Kenneth MacKinnon,
a Commissioner, etc., Province of Ontario
for KLM Planning Partners Inc.
Expires January 11, 2023
Signature of a Commissioner, 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	August 21, 2020 Date


DATE RECEIVED August 19, 2020

Block 52,53 &,54 , Registered Plan 43M-935

Consent Sketch (Lot Addition)

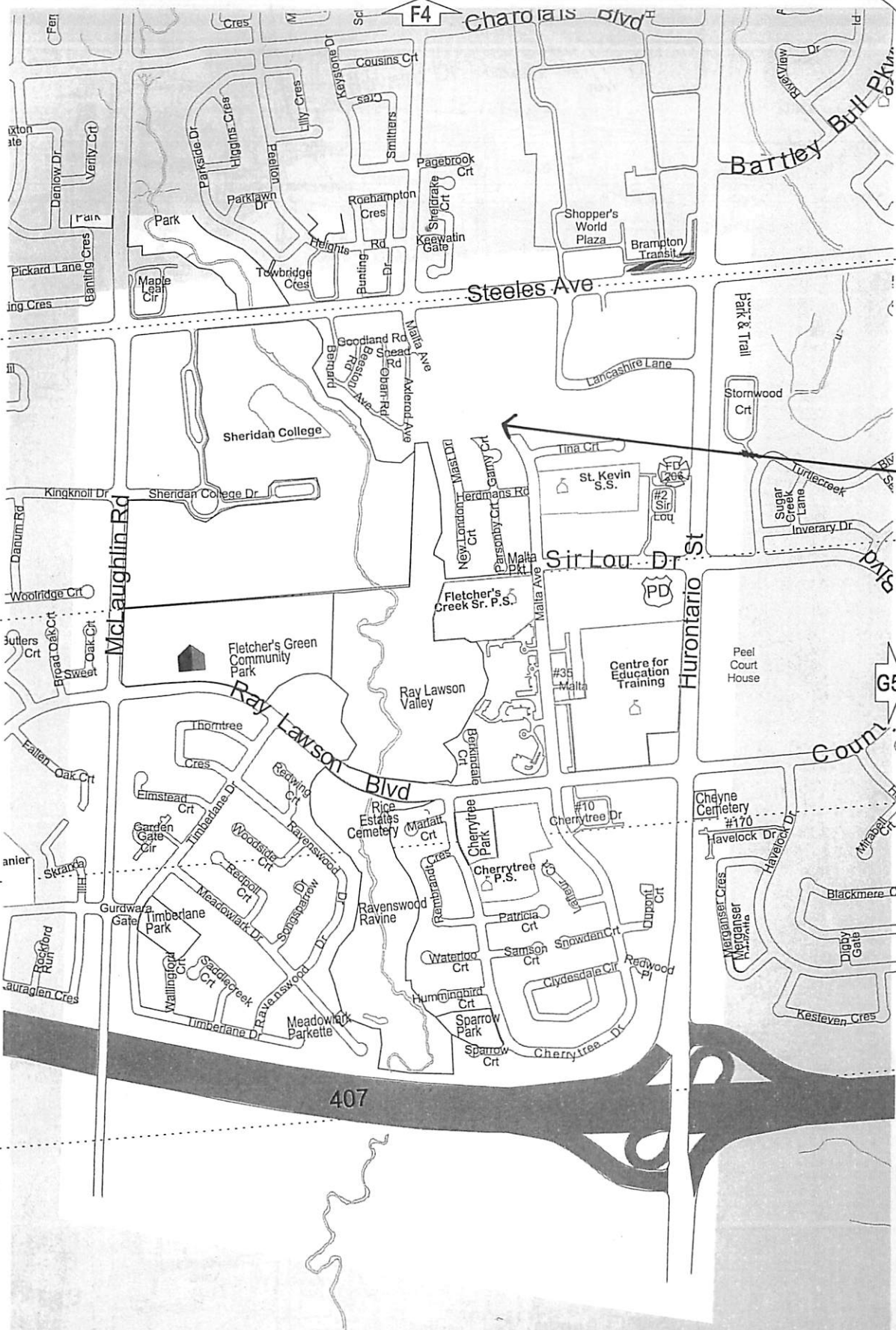


- Subject Lands
- ▨ Lands to be Retained (Total Area: 718.3 m²)
- ▣ Lands to be Severed (Lot Addition)
(Total Area of Parcel With Lot Addition: 627.7m²)



KLM
Planning • Design • Development

PROJECT No. P-3134
SCALE 1:9000
July 20, 2020
64 JARDIN DRIVE - UNIT 18, CONCORD ONTARIO L4K 3P3
TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com



B-2020-0015
A-2020-0068

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