

**APPLICATION # B-2021-0020**  
**Ward # 8**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **JINDAL DEVELOPMENTS LTD.**

**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 18,036 square metres (1.8 hectares). The proposed severed lot has a frontage of approximately 122 metres (400 feet), a depth of approximately 90 metres (295.27 feet) and an area of approximately 10,076.40 square metres (1.007 hectares). The effect of the application is to create a new lot. The proposed 'severed' lot is currently occupied by 3 commercial buildings and the proposed 'retained' lot is currently vacant. Residential development comprising a 7 storey building and 2 townhouse blocks is proposed for the 'retained' lot.

**Location of Land:**

Municipal Address: 1965, 1975, 1985 Cottrelle Boulevard

Former Township: Brampton

Legal Description: Block 454, Plan 43M-1678

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, October 26, 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**

=====

**LAST DAY FOR RECEIVING COMMENTS: OCTOBER 21, 2021**

=====

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

**Other Planning Act Applications**

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

|                          |     |                         |
|--------------------------|-----|-------------------------|
| Official Plan Amendment: | YES | File Number: C08E08.008 |
| Zoning By-law Amendment: | YES | File Number: C08E08.008 |
| 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 Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Environment and Land Tribunals Ontario website at <https://olt.gov.on.ca/appeals-process/forms/>

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.

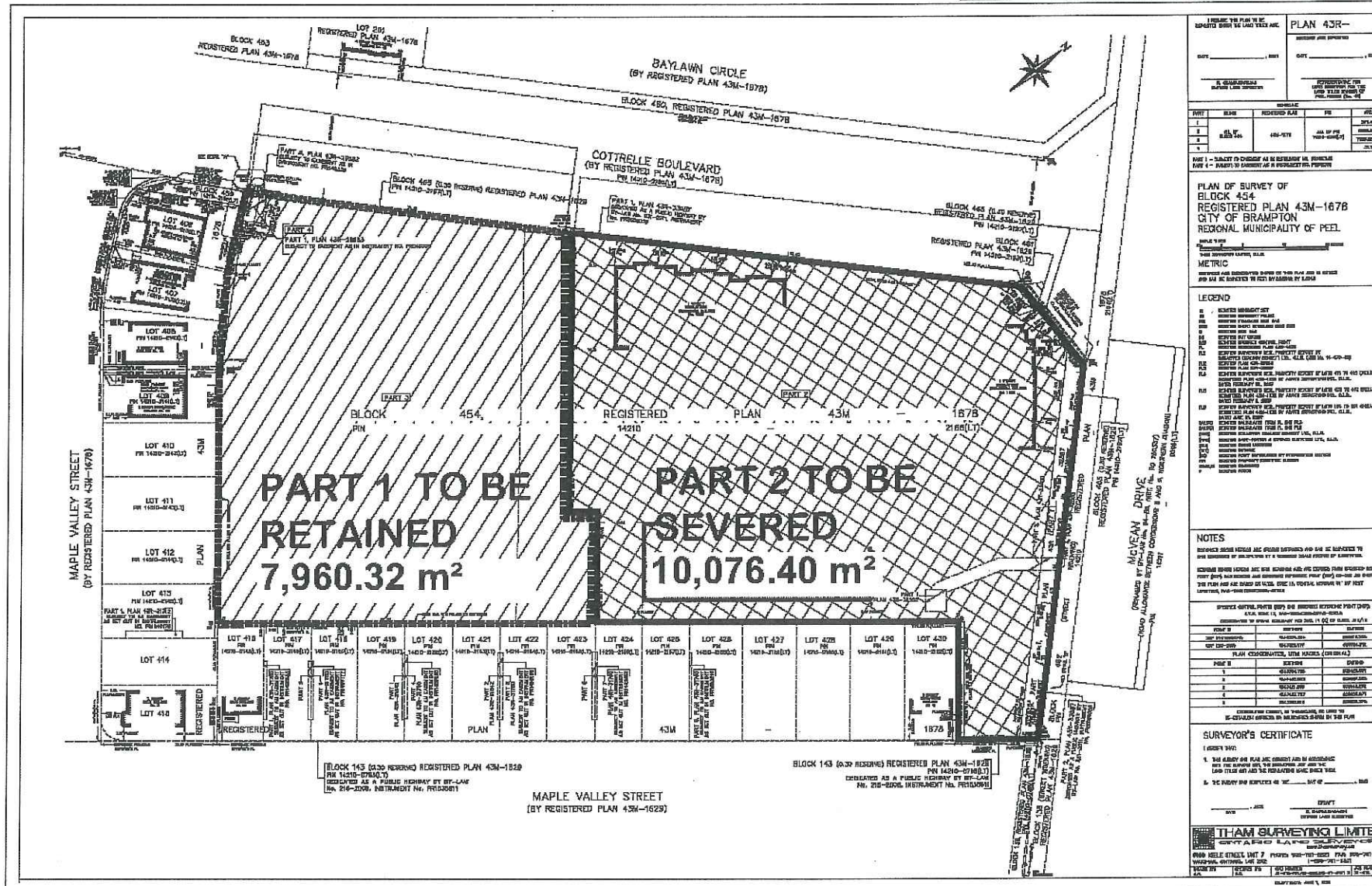
DATED AT THE CITY OF BRAMPTON THIS 7th Day of October, 2021.

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)



| SCHEDULE  |                     |                 |                              |                        |
|---|---------------------|-----------------|------------------------------|------------------------|
| PART  | BLOCK               | REGISTERED PLAN | PIN                          | AREA                   |
| 1   | ALL OF<br>BLOCK 454 | 43W-1878        | ALL OF PIN<br>14210-2185(LT) | 378.4 m <sup>2</sup>   |
| 2   |                     |                 |                              | 888.00 m <sup>2</sup>  |
| 3   |                     |                 |                              | 7028.62 m <sup>2</sup> |
| 4   |                     |                 |                              | 33.7 m <sup>2</sup>    |
| PART 1 - SUBJECT TO EASEMENT AS IN INSTRUMENT NO. PR1653188 |                     |                 |                              |                        |
| PART 4 - SUBJECT TO EASEMENT AS IN INSTRUMENT NO. PR4403359 |                     |                 |                              |                        |



| General Notes |                |      |
|---------------|----------------|------|
|               |                |      |
|               |                |      |
| No.           | Revisory/locus | Date |

|   |
|---|
| <b>Firm Name and Address</b><br><br>GEORGE URBAN PLANNERS & CONSULTANTS<br>Suite 20-45<br>252 Denby Road West<br>Mississauga, Ontario L5W 1H5<br>Phone Number: (416) 273-8015<br>Web: http://www.geourban.com/enr-ca<br>Fax: ca@geourban.com/enr-ca |
|---|

|   |
|---|
| <b>Project Name and Address</b><br><br><b>SEVERANCE</b><br>1965-75 Cottrelle Blvd.<br>BRAMPTON<br>ONTARIO |
|---|

|   |                 |         |              |            |                |          |      |
|---|-----------------|---------|--------------|------------|----------------|----------|------|
| <table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;"><b>Project:</b></td> <td style="padding: 2px;">SEVER 1</td> </tr> <tr> <td style="padding: 2px;"><b>Date:</b></td> <td style="padding: 2px;">15.OB.2021</td> </tr> <tr> <td style="padding: 2px;"><b>Status:</b></td> <td style="padding: 2px;">As Noted</td> </tr> </table> | <b>Project:</b> | SEVER 1 | <b>Date:</b> | 15.OB.2021 | <b>Status:</b> | As Noted | CON1 |
| <b>Project:</b>   | SEVER 1         |         |              |            |                |          |      |
| <b>Date:</b>  | 15.OB.2021      |         |              |            |                |          |      |
| <b>Status:</b>  | As Noted        |         |              |            |                |          |      |



**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, October 21, 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, October 22, 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, October 22, 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.



# G-force Urban Planners

To  
The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton,

Dated: August 15, 2021

B- 2021- 0020

Re: Application for Consent to Sever-1965-1975 Cottrelle Boulevard, Brampton

Hi Jeanie,

G-force Urban Planners are pleased to make application for Consent to Sever properties municipally addressed as 1965 Cottrelle Boulevard, Brampton being Block 454, on Plan 43M-1678;

The subject property is currently 18,036m<sup>2</sup> (1.8 ha) in area. It is proposed to sever of PART 3 of the Draft Reference plan with an area of 7926.62m<sup>2</sup> (0.79 ha). Part 2 of the Draft Reference Plan is already built except for a new one Unit Commercial building that was proposed under SPA file SP-2021-0060.

Part 3 of the Draft Reference Plan was proposed to be zoned to permit high density residential use under file C08E08.008 but the proposal was refused by Council and has since been appealed to LPAT. Please confer with Mark Michniak and Steve Ganesh on the site plan and zoning bylaw applications.

Planning Staff have always known that the subject lands would be served (Parts 2-Severed- and 3-Retained-of the Draft Reference Plan (Attached)) and that any approvals to the proposal on Phased 11 (called Part 3 on the Draft Reference Plan) would be done so knowing that the lands would be severed from Phase 1 (Part 2 of the Draft Reference Plan).

Despite the outcome of the application in front of LPAT, we would like to move forward with the application for severance.

The proposed Consent set forth in this application is to create the following Lots as per the Draft Reference Plan:

PART 3 of the Draft Reference Plan is to be Severed



PART 2 of the Draft Reference Plan is to be retained

The following submission is being made in support of the application

|    | Submission Materials                                   |                 |
|----|--|-----------------|
| 1. | Cover Letter   | pdf             |
| 2. | Draft Reference Plan                                   | pdf             |
| 3. | Fee: Consent Application                               | \$3961.00 (TBP) |
| 4. | 21-012-RPLAN-Access Easement-01-FINAL<br>DRAFT-V2      | pdf             |
| 5. | 21-012-RPLAN -03-JUNE 14-2021                          | pdf             |
| 6. | PR3877541 - REGISTERED SPA-2021-0060                   | pdf             |
| 7. | Severance Plan-21-012-RPLAN-GROUND-03-<br>JUNE 14-2021 | pdf             |
| 8. | Signed Site Plan_2021-07-06                            | pdf             |

If you have any questions or require additional information, please feel free to call.

Thank you,  
With warm regards



Manni Chauhan, MCIP RPP  
Principal, G-force Urban Planners & Consultants,  
Suite 204B, 268 Derry Road West,  
Mississauga, L5W 1N6

Flower City



brampton.ca

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

APPLICATION NUMBER:

"B"-2021-0020

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 PUSHAP JINDAL, JINDAL DEVELOPMENTS LTD.  
(print given and family names in full)

Address 12 JANETVILLE STREET, BRAMPTON, ONTARIO, L6P 2A3

Phone # 416 450 6242

Fax # \_\_\_\_\_

Email PUSHAPJINDAL@GMAIL.COM

(b) Name of Authorized Agent MANNI CHAUHAN

Address 204B-268 DERRY ROAD WEST, MISSISSAUGA, L5W 1N6

Phone # 647 296 9175

Fax # \_\_\_\_\_

Email MAMMI@GFORCEPLANNERS.CA

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: CONSENT TO SEVER ONE LOT and Creation of a new lot

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.

NOT KNOWN

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

a) Name of Street COTRELLE BOULEVARD

Number 1965, 1975, 1985, 9600

b) Concession No. BLOCK 454

Lot(s) \_\_\_\_\_

c) Registered Plan No. 43M 1678

Lot(s) \_\_\_\_\_

d) Reference Plan No. \_\_\_\_\_

Lot(s) \_\_\_\_\_

e) Assessment Roll No. 10-12-0-002-47600-0000 Geographic or Former Township BRAMPTON

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

Yes ☒

No ☐

Specify: 43R 32587-PART 1 INST.NO. PR1653188 AND PART 4 INST. NO. PR840339

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

a) Frontage 122M Depth 90M Area .9698 M. SQ.

b) Existing Use COMMERCIAL Proposed Use COMMERCIAL

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

(existing) 3 BUILDINGS

(proposed) NONE (1 CRU IS BEING CONSTRUCTED AS AN ADDITION TO ONE BUILDING BLOCK)

d) Access will be by: Existing Proposed

Provincial Highway ☐ ☐

Municipal Road - Maintained all year ☒ ☐

Other Public Road ☐ ☐

Regional Road ☒ ☐

Seasonal Road ☐ ☐

Private Right of Way ☐ ☐

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

f) Water supply will be by: Existing Proposed

Publicly owned and operated water system ☒ ☐

Lake or other body of water ☐ ☐

Privately owned and operated individual or communal well ☐ ☐

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

g) Sewage disposal will be by: Existing Proposed

Publicly owned and operated sanitary sewer system ☒ ☐

Privy ☐ ☐

Privately owned and operated individual or communal septic system ☐ ☐

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

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

a) Frontage 75M Depth 90M Area 7926 M. SQ

b) Existing Use COMMERCIAL Proposed Use REIDENTIAL

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

(existing) NONE

(proposed) ONE-7 STOREY BUILDING AND 2 TOWNHOME BLOCKS



|    |                                      |                                     |                          |
|----|--------------------------------------|-------------------------------------|--------------------------|
| 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 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?

---

|    |  |                                     |                          |
|----|--|-------------------------------------|--------------------------|
| 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):   | <hr/>                               |                          |

|    |   |                                     |                          |
|----|---|-------------------------------------|--------------------------|
| 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):  | <hr/>                               |                          |

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>COMMERCIAL 2-1851</u>   | <u>C2-1851</u>             |
| Official Plans   |                            |                            |
| City of Brampton | <u>NEIGHBORHOOD RETAIL</u> | <u>NEIGHBORHOOD RETAIL</u> |
| Region of Peel   | <u>Urban Systems</u>       | <u>Urban Systems</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>C08E08.008</u>                       | <u>REFUSED &amp; APPEALED TO LPAT</u>   |
| Zoning By-law Amendment    | <u>C08E08.008</u>                       | <u>REFUSED &amp; APPEALED TO LPAT</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 15 day of AUGUST, 2021.

Jindal Developments Ltd Check box if applicable:  
PUSHAP JINDAL ☒ I have the authority to bind  
Signature of Applicant, or Authorized Agent, see note on next page the Corporation

### DECLARATION

I, PUSHAP JINDAL of the CITY of BRAMPTON

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

Declared before me at the City of Brampton  
in the Region of Peel  
this 25 day of August, 2021.

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

Submit by Email

[Signature]  
Signature of a Commissioner, etc.

### FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

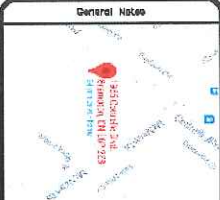
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

[Signature]  
Zoning Officer

Aug 25, 2021  
Date

DATE RECEIVED August 23, 2021  
Date Application Deemed Complete by the Municipality August 25, 2021

PART 1 - SUBJECT TO EASEMENT AS IN INSTRUMENT NO. PR1653188  
PART 4 - SUBJECT TO EASEMENT AS IN INSTRUMENT NO. PR840339



| SCHEDULE |                    |                 |                           |        |
|----------|--------------------|-----------------|---------------------------|--------|
| PORT     | ELMS               | REDIRECTED FLAG | POS                       | AREA   |
| 1        | 41. W<br>0.000 100 | 100-070         | ALL OF THE<br>FIVE-000000 | 3000-0 |
| 2        |                    |                 |                           | 000000 |
| 3        |                    |                 |                           | 000000 |
| 4        |                    |                 |                           | 000000 |

PAGE 1 - SUBJECT TO EXEMPT AS IN DISPLACEMENT VIA PENDING  
PAGE 4 - SUBJECT TO EXEMPT AS IN DISPLACEMENT VIA PENDING

PLAN OF SURVEY OF  
BLOCK 454  
REGISTERED PLAN 43M-1678  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

**METRIC**


[illegible][illegible]

| SPENCER CONTROL POINT (SP) AND SPENCER CONTROL POINT (CP)   |       |       |       |
|---|-------|-------|-------|
| U.S. MAP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 |       |       |       |
| DESCRIPTION OF SP/CP CONTROL POINT (SP/CP) AND SP/CP (SP/CP)  |       |       |       |
| POINT #   | SP/CP | SP/CP | SP/CP |
| SP/CP   | SP/CP | SP/CP | SP/CP |
| SP/CP   | SP/CP | SP/CP | SP/CP |
| FLAN COORDINATES, UTM MAZES (ORIGINAL)  |       |       |       |
| POINT #   | SP/CP | SP/CP | SP/CP |
| 1   | SP/CP | SP/CP | SP/CP |
| 2   | SP/CP | SP/CP | SP/CP |
| 3   | SP/CP | SP/CP | SP/CP |
| 4   | SP/CP | SP/CP | SP/CP |
| 5   | SP/CP | SP/CP | SP/CP |

**SURVEYOR'S CERTIFICATE**

1. THE ARMY AND NAVY ARE CURRENT AND IN ACCORDANCE WITH THE ARMY AND NAVY REGULATIONS AND THE LEO ITSELF AND THE INFORMATION WAS USED FOR

2. THE ARMY AND NAVY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1951

|   |                          |   |                        |
|---|--------------------------|---|------------------------|
|  <b>THAM SURVEYING LIMITED</b><br>ONTARIO LAND SURVEYORS<br><a href="http://www.thamsurveying.ca">www.thamsurveying.ca</a> |                          |   |                        |
| <b>4900 HEELE STREET, UNIT 7</b><br>WILLOWDALE, ONTARIO, L4N 1W2  |                          | <b>PHONE 905-707-0521 FAX 905-701-4141</b><br><b>1-800-761-1801</b> |                        |
| <b>THAM DS</b><br>INC.<br>100   | <b>GEORGE W.</b><br>B.S. | <b>GLENN H.</b><br>B.S.   | <b>JOHN C.</b><br>B.S. |

| No. | Revisory/Issued | Date |
|-----|-----------------|------|
|-----|-----------------|------|

**Item Name and Address**  
GEORGE URSAN, ANNE P & COLLEEN B  
Suite 2045  
7500 Hwy 104 West  
Mississauga, Ontario, L5M 1N5  
Phone Number 9472 8115  
Web Site <http://www.geosystems.ca>  
In Canada, certified components

Project Name and Address  
SEVERANCE  
1965-75 Cottrells Blvd.  
BRAMPTON  
ONTARIO

|                           |                          |
|---------------------------|--------------------------|
| Project<br><b>SEVER 1</b> | Sheet<br><br><b>CON1</b> |
| Date<br><b>15.08.2021</b> |                          |
| Scale<br><b>As Noted</b>  |                          |





Properties

PIN14210 - 2186 LT

DescriptionBLOCK 454, PLAN 43M1678, BRAMPTON. S/T EASEMENT IN GROSS OVER PT 1, 43R29963, AS IN PR840339; S/T EASEMENT IN GROSS OVER PT 1, PL 43R32587 AS IN PR1653188.

AddressBRAMPTON

Consideration

Consideration\$2.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

NameTHE CORPORATION OF THE CITY OF BRAMPTON

Address for Service2 Wellington Street West  
Brampton, ON L6Y 4R2

This document is not authorized under Power of Attorney by this party.  
This document is being authorized by a municipal corporation ANA SOUSA per AUTHORIZATION BY-LAW 216-2017.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.  
This notice is for an indeterminate period  
Schedule: See Schedules  
This document relates to registration number(s)PR1482070

Signed By

Ana Sousa

2 Wellington St. West, West Tower, acting for  
9th Floor  
Brampton  
L6Y 4R2

Signed2021 07 26

Applicant(s)

Tel905-874-2675

Fax905-874-2699

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION OF THE CITY OF BRAMPTON

2 Wellington St. West, West Tower, 9th  
Floor  
Brampton  
L6Y 4R2

2021 07 26

Tel905-874-2675

Fax905-874-2699

Fees/Taxes/Payment

Statutory Registration Fee\$65.30

Total Paid\$65.30

File Number

Applicant Client File Number :SPA-2021-0060 & SP07-055



SPA-2021-0060  
AMENDING SITE PLAN AGREEMENT  
(amending SP07-055.000)

This Agreement dated the 31<sup>st</sup> day of May, 2021.

BETWEEN:

JINDAL DEVELOPMENTS LTD.  
hereinafter called the "Owner"

OF THE FIRST PART

AND

THE CORPORATION OF THE CITY OF BRAMPTON  
hereinafter called the "City"

OF THE SECOND PART.

**WHEREAS** FCHT Holdings (Ontario) Corporation and The Corporation of the City of Brampton have entered into an agreement dated the 20<sup>th</sup> day of May, 2008 and registered in the Land Registry Office for Land Titles Division of Peel (No.43) on June 23, 2008 as Instrument No. PR1482070 (hereinafter called the "Agreement"), respecting the development of the lands as described in Schedule A of the Agreement (hereinafter referred to as the "Lands");

**AND WHEREAS** the Lands were transferred to Jindal Developments Ltd. on June 19, 2017 as in Instrument No. PR3148542;

**AND WHEREAS** further development on the Lands is taking place;

**AND WHEREAS** the Agreement is to be amended by this agreement (hereinafter called the "Amending Site Plan Agreement").

**NOW THEREFORE** in consideration of the sum of \$2.00, payable by each party to the other, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. The Agreement is amended by:

(i) Adding the following clause 3.1:

**"3.1 Reference to City officials by title shall be deemed to include references to subsequent equivalent City officials. "**

(ii) deleting sub-clause 13.3 in its entirety and replacing with the following: ***"All landscaping shown on the approved landscape and fencing plan shall be completed within twenty-four (24) months following the date of this site plan agreement. The Commissioner of Public Works and Engineering may extend the time for completion of the landscaping or part thereof in such circumstances as he or she in his or her sole discretion considers advisable."***

(iii) deleting the following words from the last line of sub-clause 16.1, ***"before a building permit is issued"***;

(iv) deleting from sub-clause 17.1 the words ***"Prior to issuance of any building permits or if requested by the City"*** from the first line;

- (v) deleting the following words from the 2<sup>nd</sup> line of sub-clause 18.5 "*prior to the issuance of a building permit.*";
- (vi) deleting the following words from the 2<sup>nd</sup> line of sub-clause 19.2 "*prior to the issuance of any building permits.*";
- (vii) adding the words "*as amended*" after "*the Construction Lien Act, R.S.O. 1990, c.C30*" at subclause 23.1; and
- (viii) adding the following clause 13.5:

*"Prior to the release of any landscaping securities and prior to the City completing a site inspection, the Owner's architect consultant and/or landscape architect consultant shall provide certification to the City that the site plan works and landscape and fencing works respectively have been constructed in accordance with the approved plans, as set out in Schedule B attached hereto."*

2. SCHEDULE B to the Agreement is hereby deleted and replaced with the attached SCHEDULE A.
3. SCHEDULE B attached hereto is to be added to the Agreement as Schedule E-1.
4. Any reference in the Agreement to Schedule E is amended to also include reference to Schedule E-1.
5. The parties confirm that all other terms and conditions of the Agreement amended as hereinbefore recited are in full force and effect, unamended except as expressly provided by the Amending Site Plan Agreement.
6. The Owner consents to the electronic registration of the Amending Site Plan Agreement on the title to the Lands at its expense.
7. The Amending Site Plan Agreement shall run with the Lands and shall enure to and be binding upon the parties and upon their successors and assigns.
8. This Amending Site Plan Agreement may be executed in counterparts, which together shall constitute a complete set of this Amending Site Plan Agreement. Once executed by all parties, this Amending Site Plan Agreement is of full force and effect.

IN WITNESS WHEREOF THE PARTIES HERETO have hereunto affixed their corporate seals attested by the hands of their proper officers duly authorized in that behalf.

JINDAL DEVELOPMENTS LTD.



Name: Pushap Jindal  
Title: President

Name:  
Title:

*If We have authority to bind the corporation.*

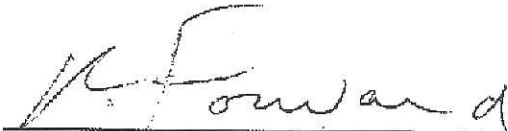


THE CORPORATION OF THE CITY OF BRAMPTON

Approved for  
signature-Legal  
2021/07/14  
YYYY/MM/DD  
"BM"

Approved as to  
form - Legal  
2021/07/14  
YYYY/MM/DD  
"AGD"

Approved as to  
content - PB&ED  
2021/07/16  
YYYY/MM/DD  
"AP"



RICHARD FORWARD, COMMISSIONER  
PLANNING, BUILDING & ECONOMIC DEVELOPMENT

Authorization  
By-law 216-2017

## **SCHEDULE A**

## **SCHEDULE B**

### **Schedule of Approved Plans for SPA-2021-0060**

#### Description of Plans

---

##### **SITE PLAN**

**Prepared by:** Martinello Designs  
**Number of Plans:** A 1.0  
**Date of Plans:** Nov. 30, 2020, revised June 11, 2021  
**Approval by:** City of Brampton  
**Date of Approval:** July 6, 2021  
\*Subject to clearances from the City of Brampton Legal and Finance Divisions

---

##### **ELEVATION CROSS-SECTION PLANS**

**Prepared by:** Martinello Designs  
**Number of Plans:** A 3.0  
**Date of Plans:** Nov. 30, 2020, revised June 11, 2021  
**Approved by:** City of Brampton  
**Date of Approval:** July 6, 2021  
\*Subject to clearances from the City of Brampton Legal and Finance Divisions

---

##### **ELEVATION CROSS-SECTION PLANS**

**Prepared by:** A. Baldassarra Architect Inc.  
**Number of Plans:** A-3.0  
**Date of Plans:** May 2007, revised Dec. 3, 2007  
**Approved by:** City of Brampton  
**Date of Approval:** May 14, 2008

---

##### **ELEVATION CROSS-SECTION PLANS**

**Prepared by:** Our Cool Blue Architects  
**Number of Plans:** A03.0  
**Date of Plans:** Feb. 2008, revised July 2, 2008  
**Approved by:** City of Brampton  
**Date of Approval:** Oct. 31, 2008

---

##### **LANDSCAPE PLANS**

**Prepared by:** Strybos Barron King Landscape Architecture



**Number of Plans:** L100 & L200

**Date of Plans:** Mar. 2018, Revised Mar. 19, 2021

**Approval by:** City of Brampton

**Date of Approval:** May 19, 2021

\*Subject to clearances from the City of Brampton Legal and Finance Divisions

---

#### GRADING AND SERVICING PLANS

**Prepared by:** The Municipal Infrastructure Group Ltd.

**Number of Plans:** G1  
S1

**Date of Plans:** Nov. 2020, Revised Mar. 18, 2021  
Nov. 2020, Revised Mar. 26, 2021

**Certified by:** T. Fair

**Approved by:** City of Brampton.

**Date of Approval:** May 3, 2021  
May 18, 2021

## **SCHEDULE B**

### **SCHEDULE E-1**

#### **ESTIMATED COST OF ALL WORKS**

1.                      The security required by Section 17.1 of the Agreement also includes the cost of **\$22,625.000** being the additional cost of works resulting from the Amending Site Plan including:  
Security

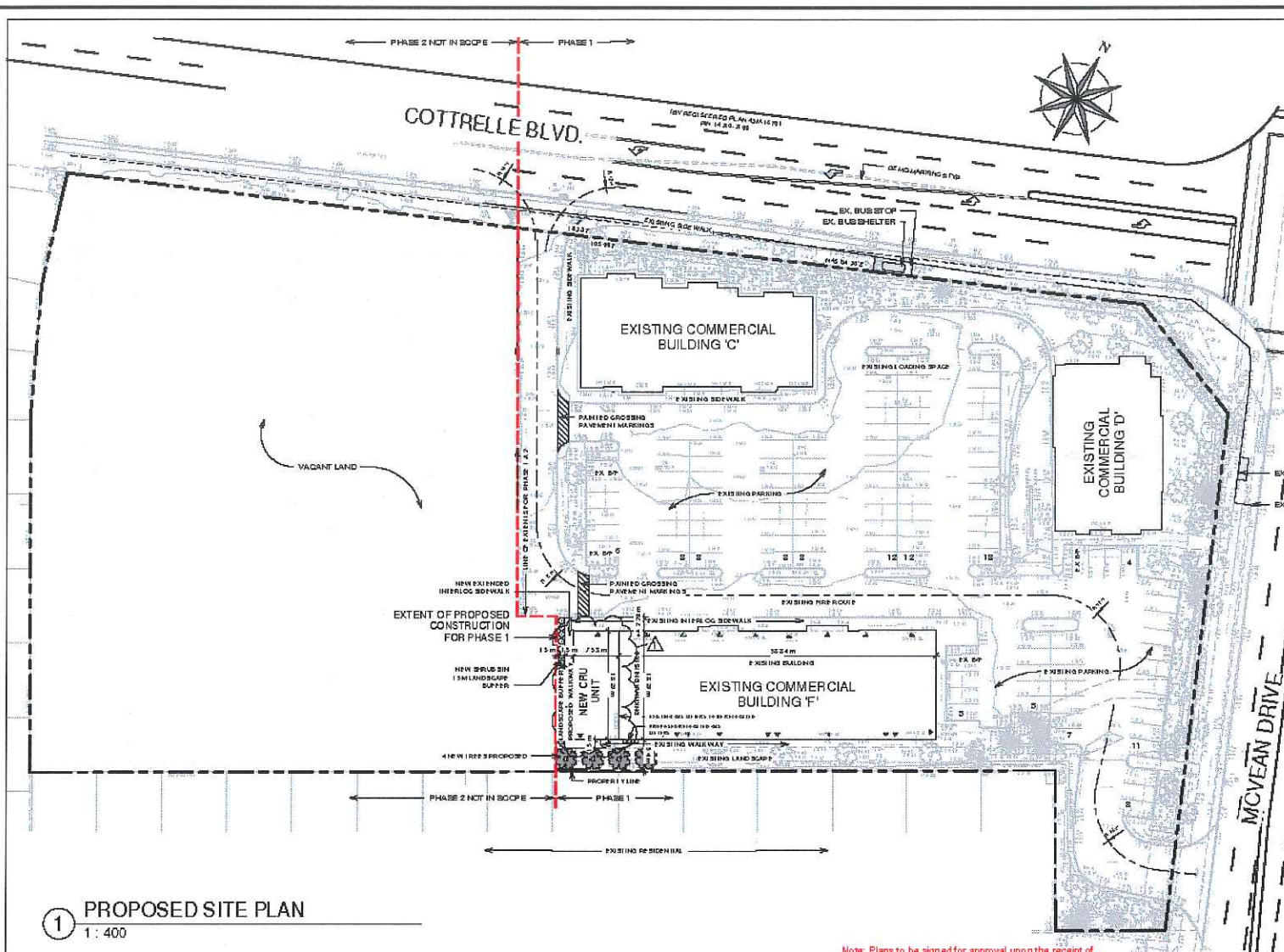
1.1                    all the works required to be constructed on public lands or for public works purposes, including but not limited to retaining walls, grading of the lands, access to the lands, and all services constructed on the land being part of the common elements of any condominium corporation.:

**SECURITY REQUIRED: \$15,000.00**

1.2                    all landscaping and fencing shown on the approved site plan and landscape and fencing plan:

**SECURITY REQUIRED: \$7,625.00**





1 PROPOSED SITE PLAN  
1:400

| Site Statistics:  |                          |           |           |
|---|--------------------------|-----------|-----------|
| Zoning: G2-Section 18B1                                       |                          |           |           |
| Site Area:  | 12,095.57 m <sup>2</sup> | ±1.800ha  | (4.46 ac) |
| Lot Width:  | 21 m Min.                | 105 m +/- | 105 m +/- |
| Front Yard (McVean Setback):                                  | 4.5 m Min.               | 4.5 m     | 4.5 m     |
| Interior Side South Yard Setback (Abutting Residential Zone): | 2.0 m Min.               | 5.4 m     | 5.4 m     |
| Exterior Side (Cottrelle) Yard Setback:                       | 4.5 m Min.               | 4.5 m     | 4.5 m     |
| Rear Yard (West) Setback (Abutting Future Phase 2):           | 2.0 m Min.               | 10.5 m    | 8.0 m     |

| Minimum Landscaped Open Space:                                |            |          |          |
|---|------------|----------|----------|
|   | REQUIRED   | EXISTING | PROPOSED |
| Front Yard (McVean Setback):                                  | 4.5 m Min. | 4.5 m    | 4.5 m    |
| Interior Side South Yard Setback (Abutting Residential Zone): | 2.0 m Min. | 5.4 m    | 5.4 m    |
| Exterior Side (Cottrelle) Yard Setback:                       | 4.5 m Min. | 4.5 m    | 4.5 m    |
| Rear Yard (West) Setback (Abutting Future Phase 2):           | 2.0 m Min. | 10.5 m   | 8.0 m    |

Note: Plans to be signed for approval upon the receipt of  
dearances from City Legal and Finance.  
Allan A. Parsons

CITY OF BRAMPTON  
SITE PLAN  
APPROVED  
subject to an agreement  
On This 6 Day of July 2021  
Steve Ganesh, MCIP., RPP,  
Director (Acting), Development Services

City of Brampton  
Building Division  
Zoning Reviewed  
2021/07/02  
T.COD. PAY NE

CITY OF BRAMPTON  
Engineering Services

Approved by Transportation  
Development Planning

By SA  
Date 2021/06/30

| Ontario Building Code 2012, Data Entry              |                        |                        |                |
|---|------------------------|------------------------|----------------|
| 1. Project Description                              | 1.1 New                | 1.2 Part II            | 1.3 Part 3     |
| 2. Change of Use                                    | 2.1 Change of Use      | 2.2 Addition           | 2.3 Alteration |
| 3. Major Construction                               | 3.1 Major Construction | 3.2 Minor Construction | 3.3 Alteration |
| 4. Building Area (m <sup>2</sup> )                  | Existing 5762.26       | New 137.64             | Total 5900.00  |
| 5. Gross Area (m <sup>2</sup> )                     | Existing 5762.26       | New 137.64             | Total 5900.00  |
| 6. Number of Floors                                 | Existing 2             | New 1                  | Total 3        |
| 7. Height of Building (m)                           | Existing 8.54          | New 10.67              | Total 10.67    |
| 8. Number of Units/Accommodations                   | Existing 1             | New 1                  | Total 2        |
| 9. Building Classification                          | Existing 2             | New 2                  | Total 2        |
| 10. Sprinkler System Required                       | Existing 0             | New 1                  | Total 1        |
| 11. Standpoint required                             | Existing 0             | New 1                  | Total 1        |
| 12. Fire alarm required                             | Existing 0             | New 1                  | Total 1        |
| 13. Water Service/Supply Adequate                   | Existing 0             | New 1                  | Total 1        |
| 14. High Building                                   | Existing 0             | New 1                  | Total 1        |
| 15. Permitted Construction                          | Existing 0             | New 1                  | Total 1        |
| 16. Actual Construction                             | Existing 0             | New 1                  | Total 1        |
| 17. Minimum 0.2 m (0.66 ft)                         | Existing 0             | New 1                  | Total 1        |
| 18. Occupant Load                                   | Existing 1             | New 1                  | Total 2        |
| 19. Barrier-free Design                             | Existing 0             | New 1                  | Total 1        |
| 20. Reinforced Subsoil                              | Existing 0             | New 1                  | Total 1        |
| 21. Required Fire Resistance Rating (RFR)           | Existing 0             | New 1                  | Total 1        |
| 22. Seismic Separation - Operation of Exterior Wall | Existing 0             | New 1                  | Total 1        |

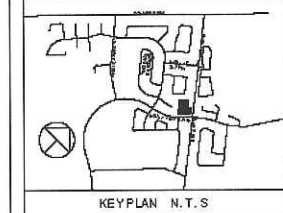
REFER TO LANDSCAPE  
DRAWINGS FOR ALL LANDSCAPE  
FEATURES.  
REFER TO CIVIL DRAWINGS FOR  
ALL GRADING AND SERVICES.

SURVEYOR'S INFORMATION:  
TOPOGRAPHIC PLAN OF BLOCK 454  
REGISTERED PLAN 454-1075  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEELE  
PREPARED BY:  
SCHAEFFER D'ALDO BENNETT LTD.  
ONTARIO LAND SURVEYORS  
64 JAR DIN DRIVE  
CONCORD, ONTARIO L4K 5P8  
TEL: (416) 937-0101  
DATE: FEBRUARY 2, 2018

| Development Statistics - Phase 1          |                          |                   |           |
|---|--------------------------|-------------------|-----------|
| Phase 1 Area:                             | 10,058.49 m <sup>2</sup> | ±1.003ha          | (2.49 ac) |
| Proposed Commercial GFA:                  | 182.00 m <sup>2</sup>    | (1.49 ac)         |           |
| Existing Commercial GFA:                  | 511.00 m <sup>2</sup>    |                   |           |
| Existing Building 'C' (Bank)              | 754.74 m <sup>2</sup>    |                   |           |
| Existing Building 'F'                     | 978.25 m <sup>2</sup>    |                   |           |
| Total Existing Building Commercial G.F.A. | 2,224.02 m <sup>2</sup>  | (28,989.37 sq ft) |           |
| Total GFA Proposed                        | 2,362.02 m <sup>2</sup>  | (25,424.57 sq ft) |           |

| Parking Statistics - Phase 1                        |   |  |  |
|---|---|--|--|
| Existing Gross Commercial Floor Area                | = 2,224.02 m <sup>2</sup>                   |  |  |
| Proposed New CRU                                    | = 182.00 m <sup>2</sup>                     |  |  |
| Total Commercial GFA                                | = 2,362.02 m <sup>2</sup>                   |  |  |
| Total parking required:                             |   |  |  |
| (De ducting Mechanical Rooms 37.67 m <sup>2</sup> ) | 2,324.35 m <sup>2</sup> / 28 m <sup>2</sup> |  |  |
| Total Parking Required                              | = 102 Spaces                                |  |  |
| Existing Parking Provided:                          | = 109 Spaces                                |  |  |
| (Inc. 4 Existing B/F Spaces)                        |   |  |  |
| New Parking Proposed:                               | = 0 Spaces                                  |  |  |
| Total Parking Proposed:                             | = 109 Spaces                                |  |  |
| Total loading spaces required:                      |   |  |  |
| (De ducting Mechanical Rooms 37.67 m <sup>2</sup> ) | 1 space per 2,324.35 m <sup>2</sup>         |  |  |
| Loading Spaces Required:                            | = 1 Space                                   |  |  |
| Existing Loading Space Provided:                    | = 1 Space                                   |  |  |

MARTINELLO  
DESIGN  
info@bypradise.com  
www.bypradise.com



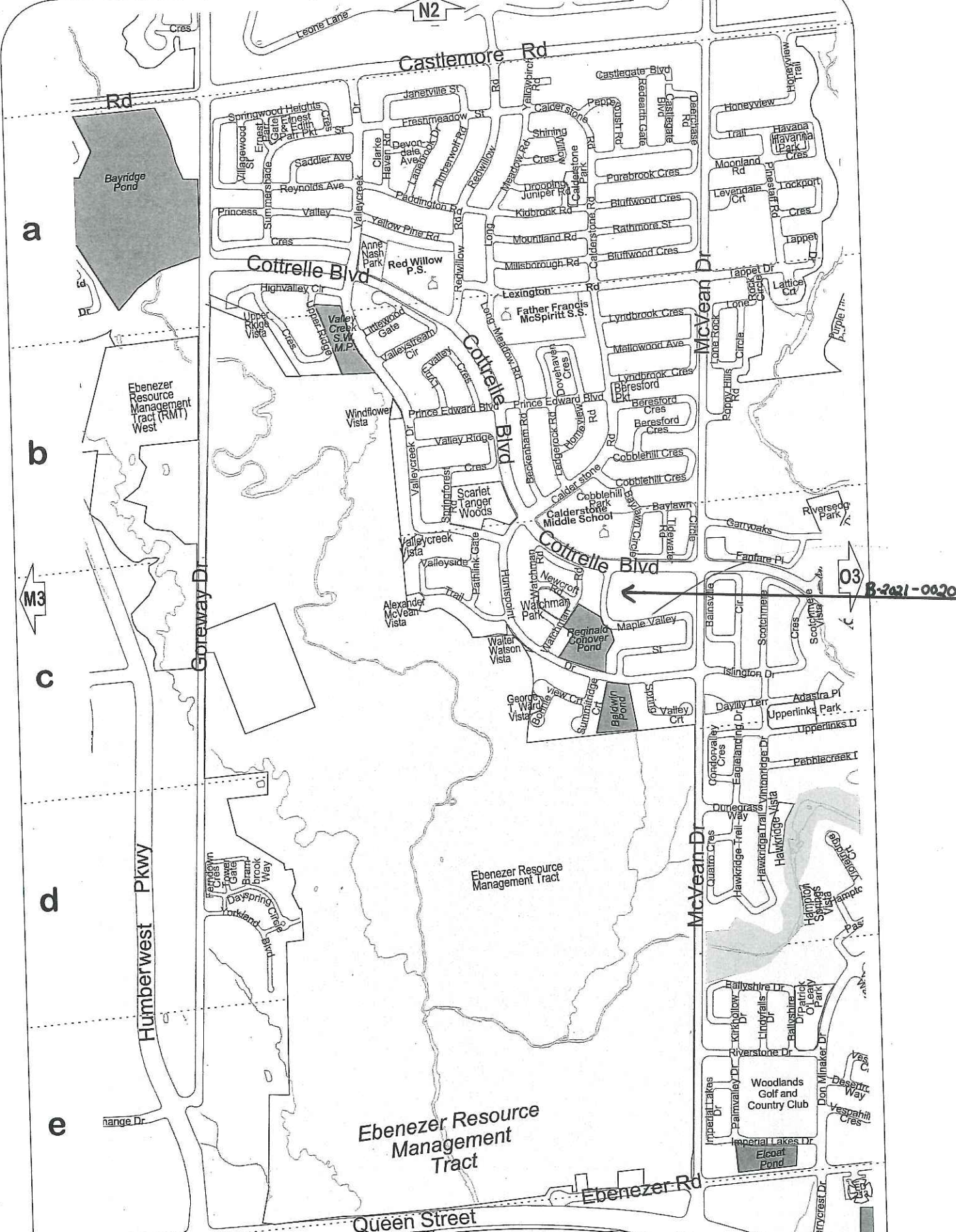
ALL DIMENSIONS SHALL BE VERIFIED BY THE  
CONTRACTOR IN THE COURSE OF WORK. ANY  
DISCREPANCIES SHALL BE REPORTED TO THE  
ARCHITECT, PRIOR TO THE COMMENCEMENT  
OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC.  
PREPARED BY THE ARCHITECT ARE HIS PROPERTY  
AND INSTRUMENTS OF SERVICE TO BE RETURNED  
AT HIS REQUEST.

| No. | Description                  | Date     |
|-----|------------------------------|----------|
| 1   | ISSUED FOR SPA               | 21/01/07 |
| 2   | REVISED AS PER CITY COMMENTS | 21/03/21 |
| 3   | REVISED WEST ELEVATION       | 21/09/11 |

JINDAL DEVELOPMENTS LTD  
Valley Creek Plaza  
1965, 1975, 1985 COTTRELLE BOULEVARD  
BRAMPTON

| PROPOSED SITE PLAN |              |
|--------------------|--------------|
| Project number     | 20-027       |
| Date               | NOV 30 2020  |
| Drawn by           | FM           |
| Checked by         | RC           |
| A 1.0              |              |
| Scale              | As indicated |





a

b

c

d

e

Castlemore Rd

Cottrell Blvd

Father Francis  
McSpirit S.S.

Cottrell Blvd

McVean Dr

Ebenezer Resource  
Management Tract

Ebenezer Resource  
Management  
Tract

Queen Street

03 B-2421-0020