



APPLICATION # B-2020-0014

Ward # 9

DEFERRED NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **1968611 ONTARIO LIMITED**

Purpose and Effect

The purpose of the application is to request consent to sever approximately 0.97 hectares (2.41 acres) from a parcel of land currently having a total area of approximately 1.95 hectares (4.82 acres). The effect of the application is to provide for a lot addition to the adjacent lands, legally described as Block 10 on Registered Plan 43M-1907. Future development is proposed for an industrial use building.

Location of Land:

Municipal Address: Northeast Corner of Ace Drive and Inspire Boulevard

Former Township: Chinguacousy

Legal Description: Block 11, Plan 43M-1907

Meeting

The Committee of Adjustment has appointed **TUESDAY, October 20, 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: OCTOBER 15, 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:
Zoning By-law Amendment:
Minor Variance:

NO
NO
YES

File Number:
File Number:
File Number: A-2020-0093 and A-2020-0094

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 2nd Day of October, 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



- RETAINED (0.98 ha)



- SEVERED (0.97 ha)



- LOT ADDITION (PROPOSED BLOCK 10 - 2.93 ha)

PLAN OF SURVEY OF

BLOCK 11

PLAN 43M-1907

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:1000

10m 20m 30m 40m 50m 60m 70 metres

R-PE SURVEYING LTD., O.L.S.

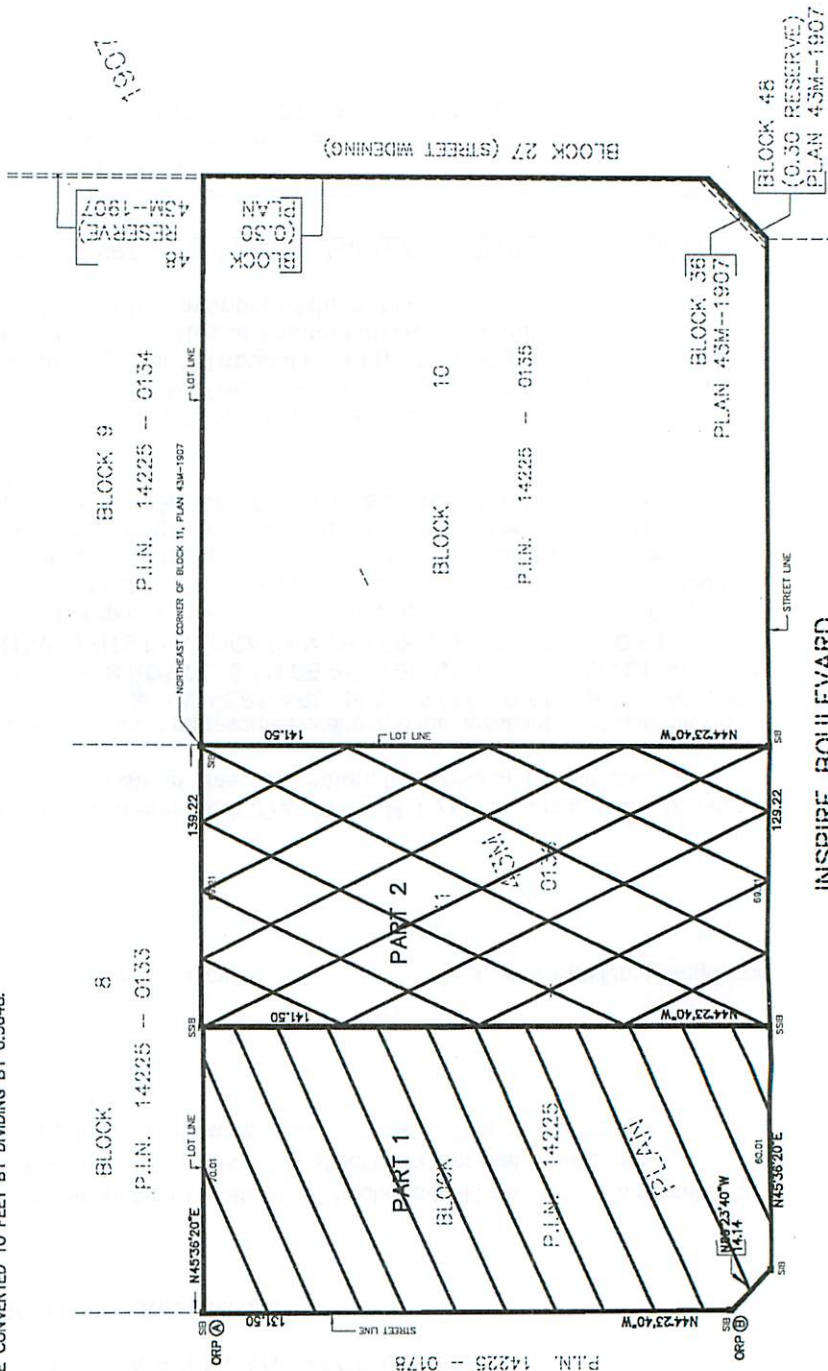
METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES

AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SSB DENOTES SHORT STANDARD IRON BAR
- SB DENOTES STANDARD IRON BAR
- IRB DENOTES IRON ROD
- P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
- CRP DENOTES OBSERVED REFERENCE POINT



PLAN 43R-

RECEIVED AND DEPOSITED

DATE _____, 2020.

DATE _____, 2020.

C. P. EDWARD, O.L.S.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE

PART	BLOCK	PLAN	P.L.N.	AREA (SQ.M)
1	11	43M-1907	14225-0135	9856.4
2				9783.3

INTEGRATION NOTE

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B USING CANMET REAL TIME NETWORK (RTN) No. PRS40269B094688, MTM ZONE 10, NAD-1983 CSRS:CBN16-2010.0.

COORDINATES ARE MTM ZONE 10, NAD-1983 CSRS:CBN16-2010.0, TO URBAN ACCURACY REFERENCE POINT 14 (2) OF Q REFS 215/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID NORTHING EASTING

CRP A 4846420.68 281397.92

CRP B 4846325.72 281479.92

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999873.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2020.

DATE _____, 2020.

C. P. EDWARD
ONTARIO LAND SURVEYOR

R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001
Tel: (905) 264-0881 Fax: (905) 264-2099
Website: www.r-pe.ca
DRAWN: A.M.
CHECKED: _____
JOB No. 20-144 CAD FILE No. 20144R01

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, October 15, 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, October 16, 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, October 16, 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.

August 12, 2020

HPGI File: 19631

B-2020-0014

Committee of Adjustment

City of Brampton

2 Wellington Street West

Brampton, ON

L6Y 4R2

Attn: Jeanie Myers, Legislative Coordinator / Secretary-Treasurer

Re: Consent Application
1968611 Ontario Limited
0 Ace Drive, City of Brampton
Block 11, Plan 43M-1907

On behalf of our client 1968611 Ontario Limited ("owner"), registered owner of the property municipally known in the City of Brampton as 0 Ace Drive ("Retained Lot") and legally described as Block 11, Plan 43M-1907, we are pleased to submit a Consent Application to the Committee of Adjustment regarding the transfer of land from Block 11 to Block 10 on Registered Plan No. 43M-1907, for the purpose of a lot addition.

The Retained Lot is located on the north east corner at the intersection of Ace Drive and Inspire Boulevard and features street frontages along Ace Drive and Inspire Boulevard. The area of the Property is approximately 1.96 hectares (4.82 acres) and features 129.22 metres of frontage along Inspire Boulevard and 141 metres of frontage along Ace Drive. The Property is currently vacant. The Property is located within a designated Employment Area. Block 10 is located on the immediate east side of the property (Block 11) which is also currently vacant. The properties immediately north and west of the Property are zoned Industrial, the properties directly south are zoned Commercial. There are residential uses to the east of the Property on the east side of Dixie Road.

Under the city of Brampton's Official Plan, the Property is designated Prestige Industrial and is located in a Secondary Plan Area known as Countryside Villages (SPA 48) and is designated Special Policy Area 5 which also permits prestige industrial uses on the Property. The Property is currently zoned Commercial (SC) with a site-specific provision (SC-2956). The owners also intend to submit applications for Zoning By-law Amendment and Site Plan to broaden the uses on the lot to include prestige industrial uses as permitted under the City of Brampton Official Plan.0.98

The purpose of the Consent Application is to sever a portion of land (2.50 ac) on the east side of owner's lot which is intended to be transferred to the adjacent lot to the east (Block

10). This will result in a total area of the retained lot to be 9,856 m² (0.98 ha) and a total area of 29,327 m² (2.93 ha) for Block 10, on the immediate east side of the retained lot (Refer to Sketch, enclosed within submission materials).

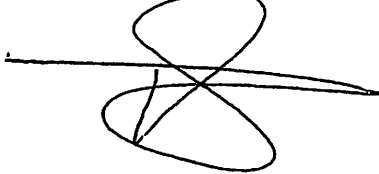
In support of the Consent Application, the following materials are being submitted:

- 1 copy of this cover letter, prepared by HPGI and dated August 12, 2020;
- 1 copy of the completed and signed Consent Application;
- 1 cheque in the amount of **\$5,710.00** covering the Application for Consent and Certification of Application Fees;
- 1 copy of Sketch illustrating Consent proposal, prepared by HPGI and dated August 12, 2020; and
- 1 USB containing digital copies of the materials listed above.

If you require anything further, please do not hesitate to contact the undersigned.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, consisting of a large, stylized 'R' with a horizontal line extending to the right.

Rosemarie Humphries BA, MCIP, RPP
President

cc. 1968611 Ontario Limited



The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Consent

(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant 1968611 Ontario Limited
(print given and family names in full)

Address 220 Steeles Avenue West
Thornhill, Ontario L4J 1A1

Phone # 905 886-8683 Fax # 905 886-8102

Email jsrebot@awin.ca

(b) Name of Authorized Agent Humphries Planning Group Inc. c/o Rosemarie Humphries

Address 190 Pippin Road, Suite A, Vaughan, ON, L4K 4X9

Phone # (905) 264-7678 ext 244 Fax # (905) 264-8073

Email rhumphries@humphriesplanning.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 transaction is for the transfer of land from Block 11 to Block 10 on Registered Plan No 43M-1907, for the purposes of a lot addition.

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.

1968610 Ontario Limited

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

a) Name of Street Ace Drive Number 0

b) Concession No. _____ Lot(s) _____

c) Registered Plan No. 43M-1907 Lot(s) 11

d) Reference Plan No. _____ Lot(s) _____

e) Assessment Roll No. 10-07-0-007-18560-0000 Geographic or Former Township _____

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 69.21m Depth 141.50m Area 9793.3 sq.m.

b) Existing Use Vacant Proposed Use Prestige Industrial

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

(existing) None

(proposed) 1 industrial use building

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):		

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):		

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

a) Frontage 60.01m Depth 141.5m Area 9793.3sq.m.

b) Existing Use Vacant Proposed Use Commercial

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

(existing) None

(proposed) 2 commercial buildings

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):		

g) Sewage disposal will be by:

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

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	Service Commercial (SC-2956)	Service Commercial (SC-2956)
Official Plans		
City of Brampton	<u>Industrial</u>	<u>Industrial</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 # C03E16.002 Status/Decision Registered

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	C03E16.002	Approved
	C03E17.002	Approved
	C03E17.005	Approved
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance	A18-031	Refused
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	C03E16.002	Approved

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 Vaughan
this 11 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, Rosemarie Humphries of the City of Barrie
in the County/District/Regional Municipality of Simcoe 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 Vaughan
in the Region of York
this 11th day of August, 2020


Signature of applicant/solicitor/authorized agent, etc.


Signature of a Commissioner, etc.

Suzanne Marie Jones, a Commissioner, etc.
Province of Ontario, for Roselyn T. Pecos Professional Corporation
Barrister and Solicitor
Expires August 21, 2021

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

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

Zoning Officer

Date

DATE RECEIVED

August 12, 2020



- LOT ADDITION (PROPOSED BLOCK 10 - 2.93 ha)

10m 0m 10m 20m 30m 40m 50m 60m 70 metres

R-PE SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
ORP	DENOTES OBSERVED REFERENCE POINT

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

DATE _____, 2020.

C. P. EDWARD, O.L.S.

RECEIVED AND DEPOSITED

DATE _____, 2020.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE				
PART	BLOCK	PLAN	P.I.N.	AREA (SQ.M)
1	11	43M-1907	14225-0136	9856.4
2				9793.3

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B
USING CANNET REAL TIME NETWORK (RTN) No. PRS402698094688, MTM ZONE 10,
NAD-1983; CSRS: CBNV6-2010.0.

COORDINATES ARE MTM ZONE 10, NAD-1983:CSRS:CBNV6-2010.0, TO URBAN
ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE
USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
CRP (A)	4846420.68	281387.92
CRP (B)	4846326.72	281479.92

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999873.

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2020.

DATE _____, 2020.

C. P. EDWARD
ONTARIO LAND SURVEYOR

roe

R-PE SURVEYING LTD.

ONTARIO LAND SURVEYORS

643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3

Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001

Tel. (416) 633-5000 Fax (416) 633-5001
Tel. (905) 264-0881 Fax (905) 264-2099

Website: www.r-pe.ca

DRAWN: A.M.
JOB No. 20-144

CHECKED:

CAD FILE No.20144R01

B-2020-0014

