

**ARCHITECTS RASCH ECKLER ASSOCIATES LTD.**

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October 22, 2021

AREA Project Code: BD 17-1811

Committee of Adjustment
City Clerk's Office
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2
Attn: Jeanie Myers, Secretary-Treasurer

Re: Applications for Minor Variances & Consent (for Easements)
File Nos. B-2021-0025 & -0232, Committee of Adjustment Hearing Date October 26/21
23 Centre Street South (former Kilpatrick-Young House)
Dona Hill, 1743603 Ontario Inc.
12612 Highway 50, Unit 12A, Bolton, ON L7E 1T6

Further to our email correspondence and our telephone conversation today, this letter confirms our agreement with the City Planning staff's recommendation for a deferral of the above-noted Committee of Adjustment (CoA) applications.

As background, François Hémon-Morneau, the assigned Planner from Development Services for this COA application sent the attached email which states in part: "The outstanding engineering matters have been discussed internally and it has been determined that staff will recommend a deferral of the application at the October 26 Committee of Adjustment hearing." The same staff comments were provided in the emailed report that you sent yesterday, also attached. We concur with this deferral and will not object to it.

Our intention is to re-submit the CoA applications with the required revision by 2021-11-09 in order for it to be included on the agenda of the 2021-12-07 CoA Hearing. Therefore, the deferral could identify that forthcoming hearing date if that is possible.

As discussed, please kindly include this letter in the agenda package for the CoA members and then this deferral can be dealt with at the beginning of the meeting. Thanks in advance for your assistance in this matter. Please feel free to contact us if you have any questions or require more information.

Sincerely,

A handwritten signature in black ink, appearing to read "David Eckler", written in a cursive style.

David Eckler
BES, B.Arch., OAA, MRAIC
Principal, AREA, Architects Rasch Eckler Associates Ltd.

Attachments

23 Centre St. S., Brampton, CoA applications (former Kilpatrick-Young House) October 22, 2021

David Eckler

From: Hemon-Morneau, Francois <Francois.HemonMorneau@brampton.ca> on behalf of Hemon-Morneau, Francois
Sent: October 18, 2021 5:40 PM
To: deckler@areaarchitects.ca
Cc: Vanderberg, David (PD&D)
Subject: 23 Centre St South - B-2021-0025 & A-2021-0232 - Building & Engineering Comments for Private Storm Sewer Easement

Categories: Red Category

Good afternoon David,

I am the Planner assigned to the Consent and Minor Variance applications for 23 Centre Street South. I am emailing you to convey comments received from Engineering and Building staff concerning the Consent application.

Engineering and Building staff have indicated that appropriate servicing easement is required to be registered for the proposed storm pipe crossing Lot 80 (21 Centre St S). Specifically, an updated severance application is requested to include the 3m private storm sewer easement as shown in the Pre-Consultation Site Servicing and Grading Plan.


The outstanding engineering matters have been discussed internally and it has been determined that staff will recommend a deferral of the application at the October 26 Committee of Adjustment hearing. Based on the comments, it is advised that additional time is provided in order to resolve and review outstanding matters and that a request for the appropriate easement be submitted as part of this application.

The deferral will ultimately ensure that there is not a need to return to the Committee of Adjustment with a new Consent application including required application fees for additional easements.

Please feel free to contact me should you have further questions or comments.

Regards,

François Hémon-Morneau
Planner I, Development Services
Planning, Building and Economic Development
City of Brampton

Our Focus Is People 

**BRAMPTON
PLAN**

The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Filing Date: September 29, 2021

Hearing Date: October 26, 2021

File: B-2021-0025 & A-2021-0232

**Owner/
Applicant:** 1743603 ONTARIO INC.

Address: 23 Centre Street South

Ward: WARD 3

Contact: François Hémon-Morneau, Planner I

Proposal:

The purpose of the application is to request consent to the grant of an easement having a width of approximately 18.9 metres (62 feet), a depth of approximately 17.4 metres (57.08 feet) and an area of approximately 308.87 square metres (0.03 hectares). The effect of the application is to provide an easement for parking purposes in the rear yard in favour of the adjacent property, municipally known as 31 Centre Street South.

A-2021-0232

The applicant is requesting the following variances in conjunction with consent application B-2021-0025:

1. To permit parking associated with a business operating from a building at 31 Centre Street South whereas the by-law only permits parking to be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
 2. To permit a front yard setback of 4.0m (13.12 ft.) to the existing building whereas the by-law requires a minimum front yard setback of 5.0m (16.40 ft.).
-

Recommendations:

That applications B-2021-0025 and A-2021-0232 be deferred no later than the last hearing of January 2022.

Background:

- **Official Plan:** The subject property is designated 'Central Area' in the Official Plan;

- **Secondary Plan:** The subject property is designated 'Central Area Mixed Use' in the Queen Street Corridor Secondary Plan (Area 36); and
- **Zoning By-law:** The subject property is zoned 'Service Commercial (SC 3453)' according to By-Law 270-2004, as amended.

Current Situation:

Upon review of the application, Engineering and Building staff have indicated that appropriate servicing easement is required to be registered for a proposed storm pipe crossing Lot 80 (21 Centre Street South). Specifically, an updated Consent application is requested to include the 3m private storm sewer easement as shown in a previously submitted Pre-Consultation Site Servicing and Grading Plan. Staff recommend that the application be deferred so that additional time is provided in order to resolve and review outstanding matters and that a request for the appropriate easement be submitted as part of this application.

Respectfully Submitted,

François Hémon-Morneau

François Hémon-Morneau, Planner I