

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **PARKSIDE BUILDING GROUP INC.**

Purpose and Effect

The purpose of the application is to request the consent of the Committee of Adjustment to sever a parcel of land currently having a total area of approximately 4.687 hectares (11.58 acres), together with an easement for access purposes over the proposed retained lands in favour of the proposed severed lands. The effect of the application is to create a new lot having a depth of approximately 371.9 metres (1220.14 ft.) and an area of approximately 0.667 hectares (1.65 acres). It is proposed that the new lot accommodate a future proposed retirement home.

Location of Land:

Municipal Address: 165-235 Fletcher's Creek Boulevard

Former Township: Chinguacousy

Legal Description: Part of Lot 10, Concession 2 WHS

Meeting

The Committee of Adjustment has appointed **TUESDAY, April 20, 2021 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: APRIL 15, 2021

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

Other Planning Act Applications

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

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

Decision and Appeal

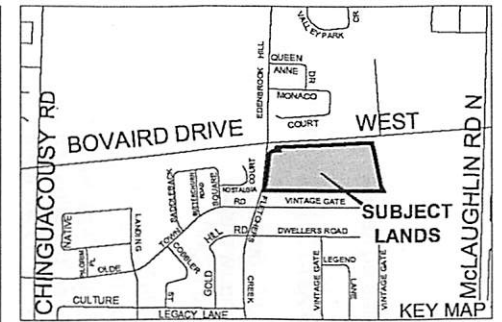
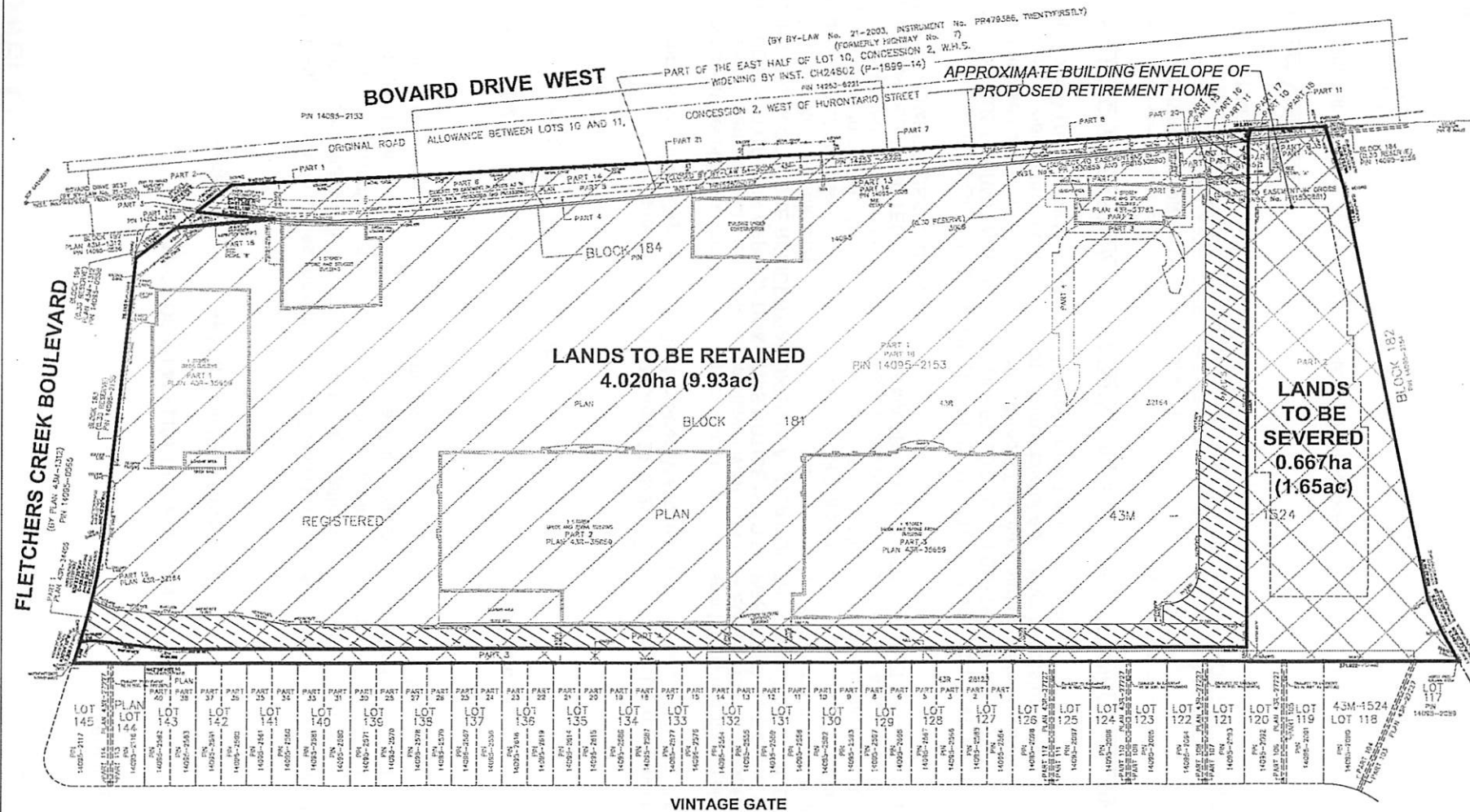
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at <https://olt.gov.on.ca/tribunals/lpat/forms/appellant-applicant-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 **1st Day of April, 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



CONSENT SKETCH
PARKSIDE BUILDING GROUP INC.

165-235 FLETCHERS CREEK BOULEVARD,
PART OF LOT 10,
CONCESSION 2, W.H.S.
PART OF THE ORIGINAL ROAD
ALLOWANCE BETWEEN LOT 10 AND 11,
AND BLOCK 181 AND
PART OF BLOCK 184
REGISTERED PLAN 43M-1524
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

CONSENT STATISTICS

	LANDS TO BE RETAINED:	4.020ha (9.93ac)
	LANDS TO BE SEVERED:	0.667ha (1.65ac)
	TOTAL:	4.687ha (11.58ac)
	CONSENT TO CREATE AN ACCESS EASEMENT OVER PARTS 4, 5, 6, 11 AND 16 OF THE PROPOSED RETAINED LANDS IN FAVOUR OF THE PROPOSED SEVERED LANDS (PARTS 2, 8, 9, 10, 17, 18)	

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, April 15, 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 or jeanie.myers@brampton.ca by **4:30 pm, Friday, April 16, 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, April 16, 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 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.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

Our file: 981-002

March 2, 2021

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

Attention: Ms. Jeanie Myers
Secretary-Treasurer

RE: Application for Consent
165-235 Fletchers Creek Boulevard
Block 181, Plan 43M- 1524
Owner: Parkside Building Group Inc.

B-2021-0006

Glen Schnarr & Associates Inc.(GSAI) are planning consultants to Parkside Building Group Inc., owners of the 11.58 acre retail plaza at the southeast corner of Bovaird Drive and Fletchers Creek Boulevard. The lands were zoned C2-1464 in 2010 to permit the existing commercial buildings in addition to a retirement home at the easterly portion of the property. The plaza is almost completed with the exception of one new building which is currently in for site plan approval. The easterly 1.65 acres of the property are for the proposed retirement home use which is currently being marketed for the site. To accommodate the future proposed retirement home, the property must be severed as this use will ultimately operate under a separate corporate entity from the plaza. To accommodate this, a severance is required to create a new lot (Parts 7, 8, 9, 10, 17 & 18 on enclosed draft R-Plan) together with an easement for access purposes (Parts 4, 5, 6, 11 & 16 on the enclosed draft R-Plan) over the proposed retained lands.

In support of the application, the following are enclosed via digital upload as per covid protocol:

- Signed/Commissioned Application for Consent;
- Severance Sketch depicting severed/retained lands and easement right-of-way;
- Draft Reference Plan depicting the various parts;

Upon confirmation that the uploaded materials are satisfactory, we will arrange for payment of the prescribed fee of \$3,961.00.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

I trust the proposed submission is to your satisfaction. Please call me via cell at (905) 580-2854 if you have any questions, comments or concerns. Thank you.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jim Levac, MCIP, RPP
Partner

Copy: Domenic Gesualdi, Parkside Building Group Inc.

Flower City



brampton.ca

APPLICATION NUMBER:

"B"-2021-0006

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** Parkside Building Group Inc.
(print given and family names in full)
- Address** 2800 14th Avenue, Suite 508 L3R 0E4
- Markham ON
- Phone #** 416-399-9929 **Fax #** _____
- Email** domenic@valecon.com
- (b) **Name of Authorized Agent** Glen Schnarr & Associates Inc. (Attn. Jim Levac)
- Address** 700-10 Kingsbridge Garden Circle L5R 3K6
- Mississauga ON
- Phone #** 905-568-8888 (ext. 233), 905-580-2854 **Fax #** 905-568-8894
- Email** jiml@gsai.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:** Creation of a new lot together with an easement for access over the proposed retained lands in
favour of the proposed severed lands
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.**
- To be determined
4. **Description of the subject land ("subject land" means the land to be severed and retained):**
- a) **Name of Street** Fletchers Creek Boulevard **Number** 165-235
- b) **Concession No.** Concession 2, WHS **Lot(s)** Part of Lot 10
- c) **Registered Plan No.** 43M-1542 **Lot(s)** Block 181
- d) **Reference Plan No.** _____ **Lot(s)** _____
- e) **Assessment Roll No.** 10-08-0-050-05300-0000 **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 19.8 m/5.9 m Depth 371.9 m Area 1.65 acres

b) Existing Use Vacant / Landscaped Proposed Use Proposed Retirement Home

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) 0
(proposed) 1

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 checked="" 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?

Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

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

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

a) Frontage 101.8 m Depth 293.8 m Area 9.93 acres

b) Existing Use Retail Plaza Proposed Use Retail Plaza

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) 6
(proposed) 7

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 checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

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

f) Water supply will be by:

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

Other (specify): _____

g) Sewage disposal will be by:

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

Other (specify): _____

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

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>C2-1464</u>	<u>C2-1462</u>
Official Plans		
City of Brampton	<u>Neighbourhood Com.</u>	<u>Neighbourhood Com.</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 _____

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

Yes ☐ No ☒

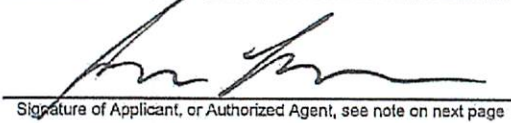
Date of Transfer _____ Land Use _____

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

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment	C02W10.013	Approved (2010)
Minister's Zoning Order		
Minor Variance	A-2020-0036	Approved (July 2020)
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐
13. Is the subject land within an area of land designated under any Provincial Plan?
Yes ☒ No ☐
14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☒ No ☐
15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Mississauga
this 2nd day of March, 2021.


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

Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, Jim Levac of the City of Mississauga

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 Mississauga
in the Region of Peel
this 2nd day of March, 2021.


Signature of applicant/solicitor/authorized agent, etc.

Nikola Coric, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires August 25, 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.

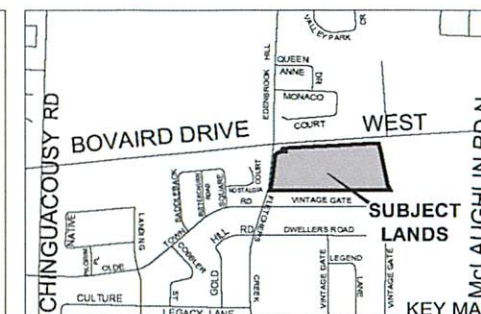
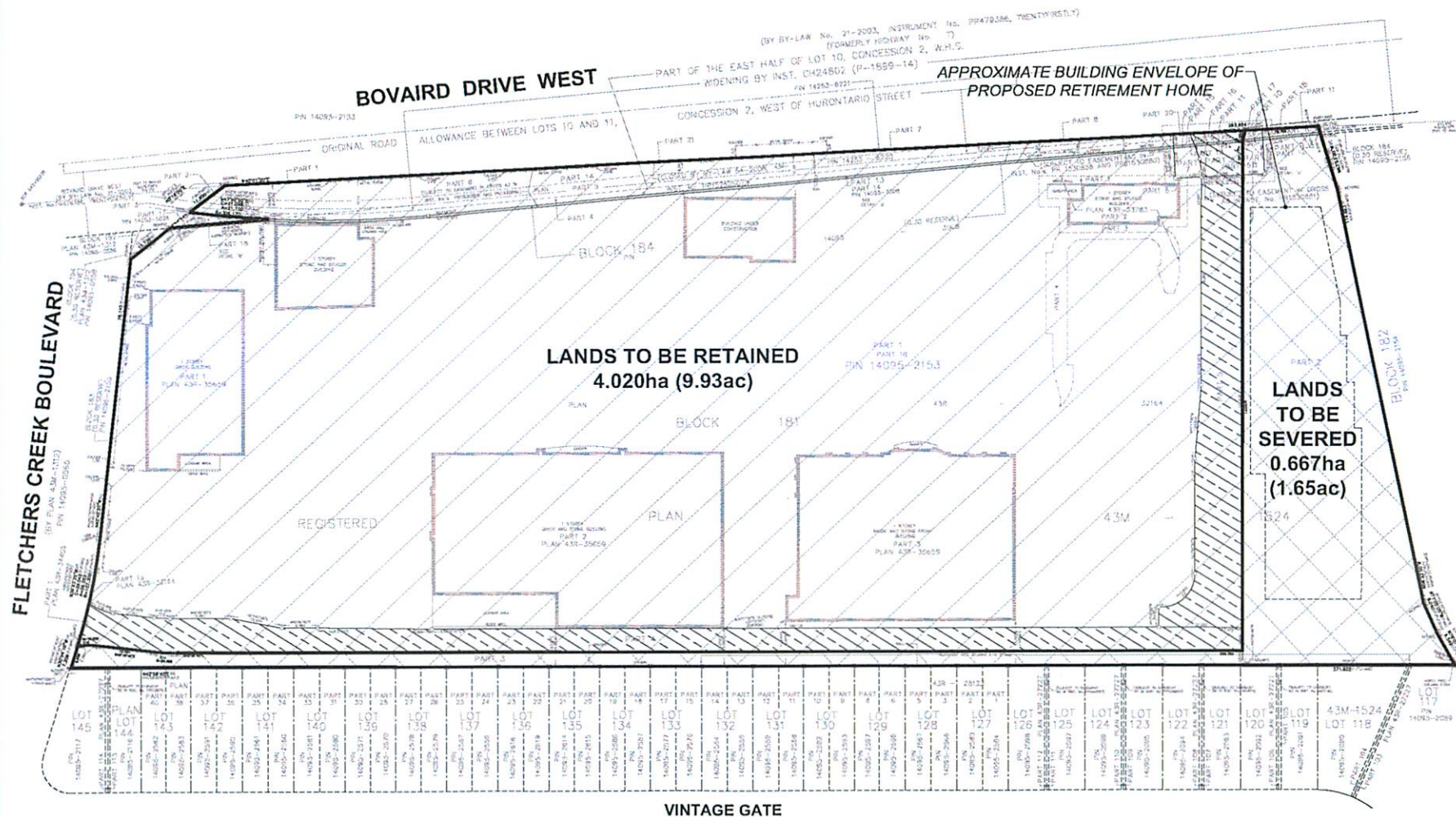
HOTHU S.

Zoning Officer

MARCH 10 2021

Date

DATE RECEIVED March 9, 2020



CONSENT SKETCH **PARKSIDE BUILDING GROUP INC.**

165-235 FLETCHERS CREEK BOULEVARD,
PART OF LOT 10,
CONCESSION 2, W.H.S.
PART OF THE ORIGINAL ROAD
ALLOWANCE BETWEEN LOT 10 AND 11,
AND BLOCK 181 AND
PART OF BLOCK 184
REGISTERED PLAN 43M-1524
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

CONSENT STATISTICS

	LANDS TO BE RETAINED:	4.020ha (9.93ac)
	LANDS TO BE SEVERED:	0.667ha (1.65ac)
	TOTAL:	4.687ha (11.58ac)
	CONSENT TO CREATE AN ACCESS EASEMENT OVER PARTS 4, 5, 6, 11 AND 16 OF THE PROPOSED RETAINED LANDS IN FAVOUR OF THE PROPOSED SEVERED LANDS (PARTS 2, 8, 9, 10, 17, 18)	

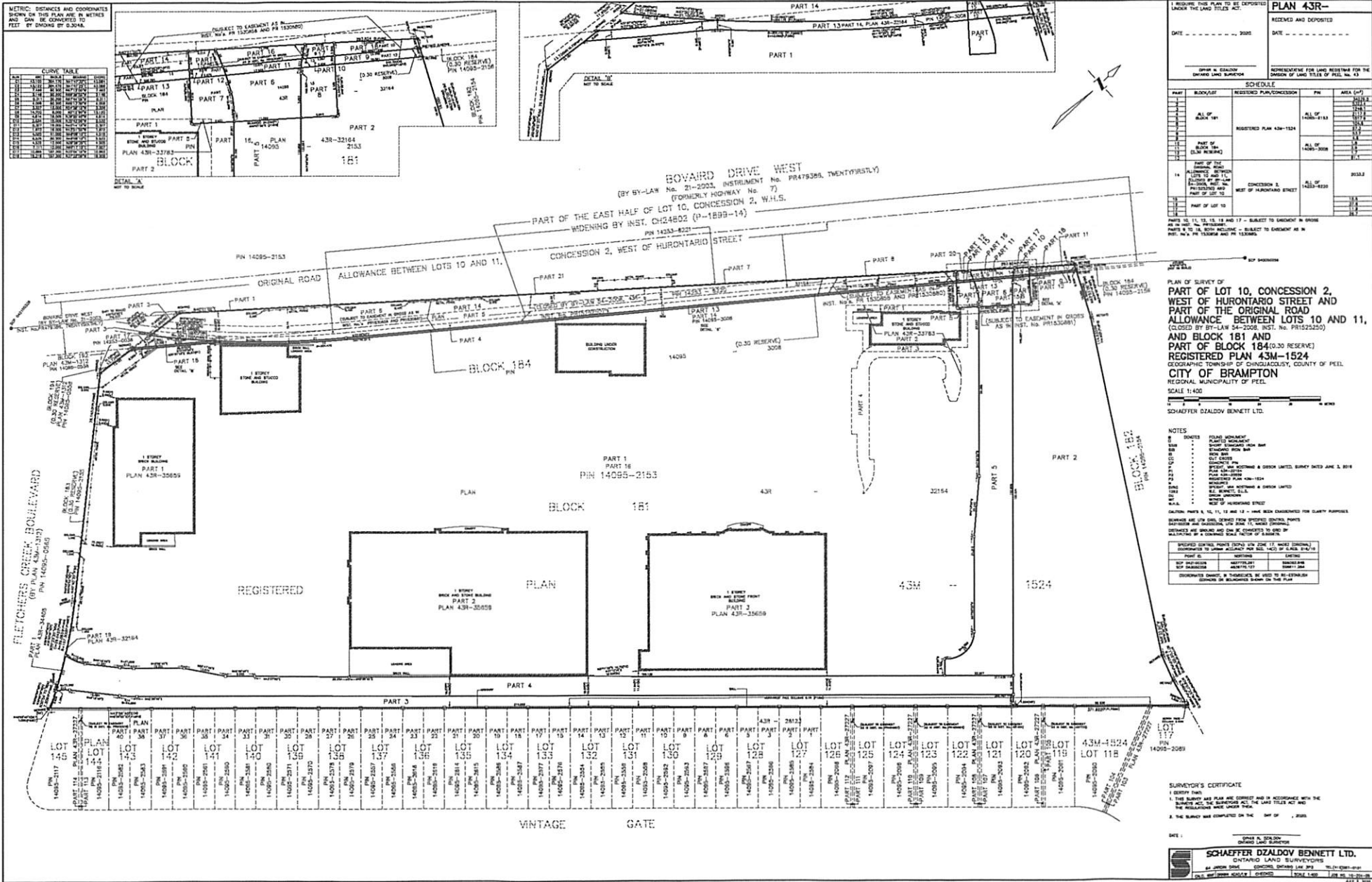


SCALE 1:1250
FEBRUARY 26, 2021



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

CURVE TABLE	CHORD	ARC	ANGLE	AREA
1	1.0000	1.0000	1.0000	1.0000
2	1.0000	1.0000	1.0000	1.0000
3	1.0000	1.0000	1.0000	1.0000
4	1.0000	1.0000	1.0000	1.0000
5	1.0000	1.0000	1.0000	1.0000
6	1.0000	1.0000	1.0000	1.0000
7	1.0000	1.0000	1.0000	1.0000
8	1.0000	1.0000	1.0000	1.0000
9	1.0000	1.0000	1.0000	1.0000
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35	1.0000	1.0000	1.0000	1.0000
36	1.0000	1.0000	1.0000	1.0000
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87	1.0000	1.0000	1.0000	1.0000
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89	1.0000	1.0000	1.0000	1.0000
90	1.0000	1.0000	1.0000	1.0000
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93	1.0000	1.0000	1.0000	1.0000
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95	1.0000	1.0000	1.0000	1.0000
96	1.0000	1.0000	1.0000	1.0000
97	1.0000	1.0000	1.0000	1.0000
98	1.0000	1.0000	1.0000	1.0000
99	1.0000	1.0000	1.0000	1.0000
100	1.0000	1.0000	1.0000	1.0000



B-2021-0006

