



APPLICATION # B-2022-0005
Ward # 6

DEFERRED NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **SHARON FABER**

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 5053.79 square metres (0.51 hectares). The proposed severed lot has a frontage of approximately 24.82 metres (81.43 feet), a depth of approximately 72.09 metres (236.52 feet) and an area of approximately 1531.83 square metres (0.153 hectares). The effect of the application is to create a new residential lot for future development of a single detached dwelling and a detached garage.

Location of Land:

Municipal Address: 2716 Bovaird Drive West

Former Township: Chinguacousy

Legal Description: Part of Lot 11, Concession 6 W.H.S.

Meeting

The Committee of Adjustment has appointed **TUESDAY, August 23, 2022 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 PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: AUGUST 18, 2022

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

Other Planning Act Applications

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

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2022-0159 AND A-2022-0160

Decision and Appeal

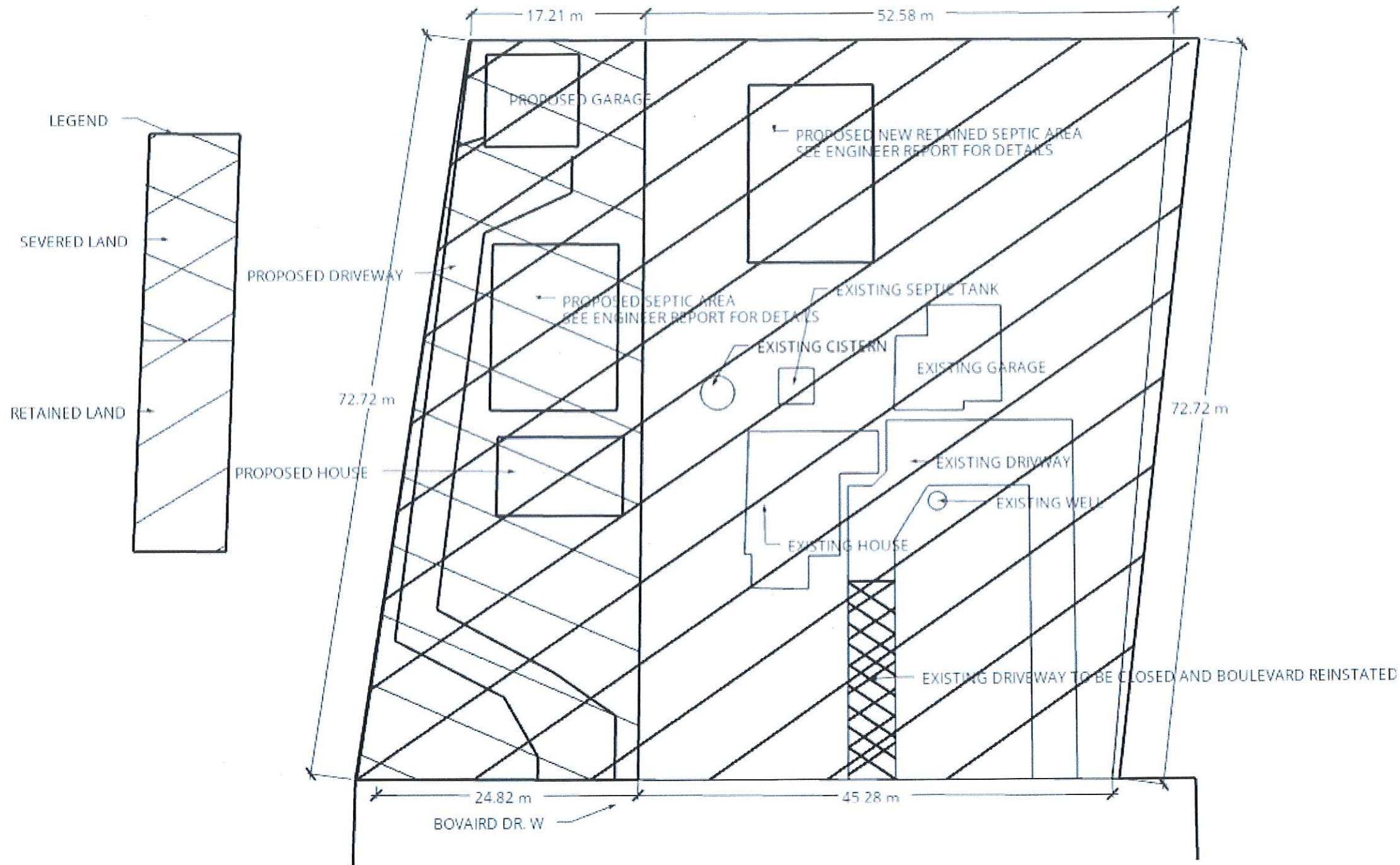
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee 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 4th Day of August, 2022.

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



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 and/or as a hybrid meeting (both in-person and electronically).

Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **August 23, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

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, August 18, 2022.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely 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 Thursday, August 18, 2022.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, August 18, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, August 18, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.

July 26, 2022

To: Committee of Adjustment

Regarding: Applications B-2022-0005, A-2022-0159 and A-2022-0160
Sharon Faber
2716 Bovaird Dr W, Brampton ON L7A 0H2
CON 6 WHS PT LOT 11

This letter is our formal request to have the applications B-2022-0005, A-2022-0159 and A-2022-0160 be included on the agenda for the August 23, 2022 Committee of Adjustment hearing.

The changes from our previous submission include an engineered septic report for both the current and proposed septic bed requirements and an updated sketch outlining the reinstatement to boulevard of one existing driveway from the retained land and the addition of a driveway to the proposed severed land. The driveway entrance on the severed land has been located as far east as possible as requested by the Region of Peel. We have updated our concept drawing to include these changes.

Please note, as per the suggestion from the Region of Peel, we have confirmed that this building proposal falls within the road setbacks required from Bovaird Dr W.

We appreciated the city's input on our application..

Sincerely,

Sharon Faber

July 18, 2022
31466-22

John Faber
2716 Bovaird Drive West
Brampton, ON
L7A 0H2

Dear Sir:

**Re: Conceptual Sewage System Layout
Proposed Severance
2716 Bovaird Drive West
City of Brampton**

1.0 Introduction

Van Harten is pleased to submit this report regarding the proposed severance of an existing rural residential property located on the north side of Bovaird Drive West, just west of Heritage Road as shown on the Key Map of the attached plan presented in Appendix A. This work was authorized by John Faber.

The project involves the proposed severance of an existing 0.5 ha property with a 0.15 ha vacant building lot to the west and an existing privately serviced single-family home to be retained on a 0.35 ha lot to the east. The purpose of this engineering task is to identify the subsurface conditions at the subject property and provide preliminary recommendations for future sewage disposal that conform to the Ontario Building Code (OBC) and are suitable for review by the City of Brampton as part of the application.

2.0 Site Investigation

An engineering site investigation was carried out by a representative from Van Harten on June 15, 2022. The purpose of the investigation was to locate water supply wells in the vicinity of the site, identify surface drainage characteristics of the property and to carry out a subsurface investigation.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

Upon arrival on-site, the owner had hand-dug two test pits on the proposed building lot to a depth of 1.50 m below the existing grade. The locations of the test pits are shown on the attached plan, presented in Appendix A. Representative samples of the soils were collected from the test pits for visual examination of the density, colour, moisture content, plasticity, and gradation. Groundwater observations in the test pits were also noted at the time of the fieldwork.

The test pit locations were approximately located in the field by Van Harten Surveying Inc. referencing property lines and other site features.

3.0 Laboratory Testing

A sample of the predominant soil relevant to the design of the sewage system was retained and later submitted to CMT Engineering Inc. for particle size distribution analysis. The laboratory test results are presented in Appendix B of this report.

4.0 Summarized Conditions

The subject property covers approximately 0.5 ha and is located on the north side of Bovaird Drive West, just west of Heritage Road. A new vacant building lot is proposed on a lot to the west with an existing privately serviced single-family residence is to be retained on a lot to the east. The site is primarily open and grass-covered with slight fall from north to south.

Please refer to Table 1 for a detailed summary of the soil and groundwater conditions recorded by Van Harten Surveying Inc. at the time of the site investigation, and to Appendix B for the resulting particle size distribution analysis of the submitted soil sample. The general soil stratigraphy encountered in the test pits dug at the subject property comprises of a 200 mm thick surficial layer of topsoil overlying a deposit of clayey silt till. A particle size analysis carried out by CMT Engineering Inc. on a sample of till submitted to their soil laboratory reveals that the sample contains 4% gravel, 24% sand, 46% silt and 26% clay. No free groundwater was encountered in the test pits, each dug to a depth of 1.50 m.

5.0 Conceptual Sewage System Design

The project involves the proposed severance of a rural residential property with a new vacant building lot being proposed to the west of an existing privately serviced single-family residence at 2716 Bovaird Drive West. The purpose of this investigation is to provide preliminary recommendations for private sewage disposal that comply with Part 8 of the OBC that will be suitable for review by the City of Brampton as part of the application. The following paragraphs of this report provide a summary of necessary design parameters and details of the proposed sewage system.

The percolation time of the predominant soil deposit has been assessed based on soil characteristics recorded by Van Harten Surveying Inc. at the time of the site investigation and the results of laboratory testing carried out by CMT Engineering Inc. Referring to Supplementary Standard SB-6 of the 2012 OBC, Table 1 of the current report, and the results of the particle size distribution analysis presented in Appendix B, the predominant soil is classified as “ML” under the Unified Soil Classification System with a percolation rate ranging from $T = 20$ to 50 min/cm. A percolation rate of $T = 50$ min/cm is chosen for this assessment.

While no house plans are available at this time, both the existing and proposed residences are reported to be two to three bedroom homes with less than 200 m^2 of living area and less than about twenty (20) fixture units. The peak daily sewage flow calculated in accordance with Table 8.2.1.3.A of the OBC would be in the order of 1,100 to 1,600 L/day. A peak flow of $Q = 1,600$ L/day is chosen for each home for this assessment.

The soil conditions encountered on-site require the construction of a fully raised leaching bed when disposing of septic tank effluent. Referring to Table 8.7.4.1 and Sentence 8.7.4.2 (1), a raised leaching bed would cover somewhere in the order of 400 m^2 that would include a 15 m sand mantle extending down-gradient of the last distribution pipe.

For many reasons including limited disposal area, advanced treatment units are considered as a way to reduce the required leaching bed area. Generally speaking, there are more passive treatment systems where a septic tank would be installed upstream of a leaching bed constructed with a product such as Infiltrator ATL or Eljen GSF. Referencing their respective BMEC authorization reports, each of these systems would require a minimum area of about 240 m^2 when considering $T = 50$ min/cm and $Q = 1,600$ L/day.

Another advanced treatment consideration would be more of a mechanical system such as Waterloo Biofilter or Norweco. With each of these systems, sewage is treated within pre-engineered tanks prior to disposing aerobically treated effluent to a leaching bed. With aerobically treated sewage, a Type A Dispersal Bed or shallow buried trench bed would often be considered for design. Considering the same design variables as noted above, an area of about 200 to 240 m^2 would be anticipated.

While there are too many unknowns and no need for a detailed sewage system design at this time, a conventional septic tank system would be anticipated to cover about 400 m² and with the use of an advanced treatment system, this area could be reduced to about 240 m². A larger home with more bedrooms and more water fixtures would result in a higher peak flow and larger disposal bed.

With a conventional septic tank system, the maintenance is to simply have the septic tank pumped typically every three to five years depending on use. All of the mentioned advanced treatment units have pros and cons to each other; however, in every case, an owner is required to enter into a service contract with the provider of the system to ensure that ongoing service and maintenance is carried out. This servicing component is a requirement of the OBC.

Referring to the conceptual sewage system layout that is attached as Appendix A, the retained lot is reported to be serviced with a septic tank in the rear yard that drains by gravity to a leaching bed extending onto the proposed building lot. If the existing septic tank is found to be a minimum 3,600 L two-compartment tank, it could potentially remain and be used upstream of a conventional septic tank system or an Infiltrator ATL/Eljen GSF type leaching bed. A more likely scenario would be that this tank is pumped clean, crushed and backfilled as part of construction of a new system. For the purpose of this report, we are showing a generic advanced treatment system and 240 m² leaching bed area on both the proposed building lot as well as the lot to be retained.

6.0 Water Supply

The water supply for the house on the lot to be retained is provided by a drilled well located in the center part of the circular drive. A second drilled well that is understood to be inactive is located off of the southwest corner of the residence. A drilled well servicing an existing residence is identified to be more than 15 m off of the west lot line. There are no other known wells within the immediate vicinity of the proposed sewage system.

As indicated, a new drilled well is proposed in front of the proposed residence on the new building lot.

7.0 Closure

In conclusion, the proposed lot severance is considered feasible as it relates to private sewage disposal. Considering a poor drainage rate and a modest home with a peak flow not exceeding 1,600 L/day, the proposed building lot would likely be serviced with an advanced treatment unit and leaching bed covering an area of about 240 m². While the retained lot has adequate area to construct a conventional septic tank system, an advanced treatment system could also be considered. For the purpose of this report, a generic advanced treatment unit and 240 m² leaching bed area is shown on each lot.

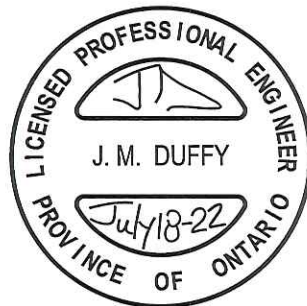
If this severance proceeds, a detailed sewage system design for each lot would be required for building permit application. This design would specify the system to be used and provide all necessary leaching bed details needed for permit approval and construction.

I trust that this report and design has been completed within our terms of reference and is suitable for your present requirements. Please contact our office if you have any questions or require further consultation.

Van Harten Surveying Inc.



John Duffy, P. Eng.
Consulting Engineer



Encl. Table 1 – Test Pit Logs
Encl. Appendix A – Conceptual Sewage System Layout
Encl. Appendix B – Laboratory Test Results

TABLE 1 – TEST PIT LOGS

2716 Bovaird Drive West
City of Brampton
Van Harten Surveying Inc., Project #31466-22

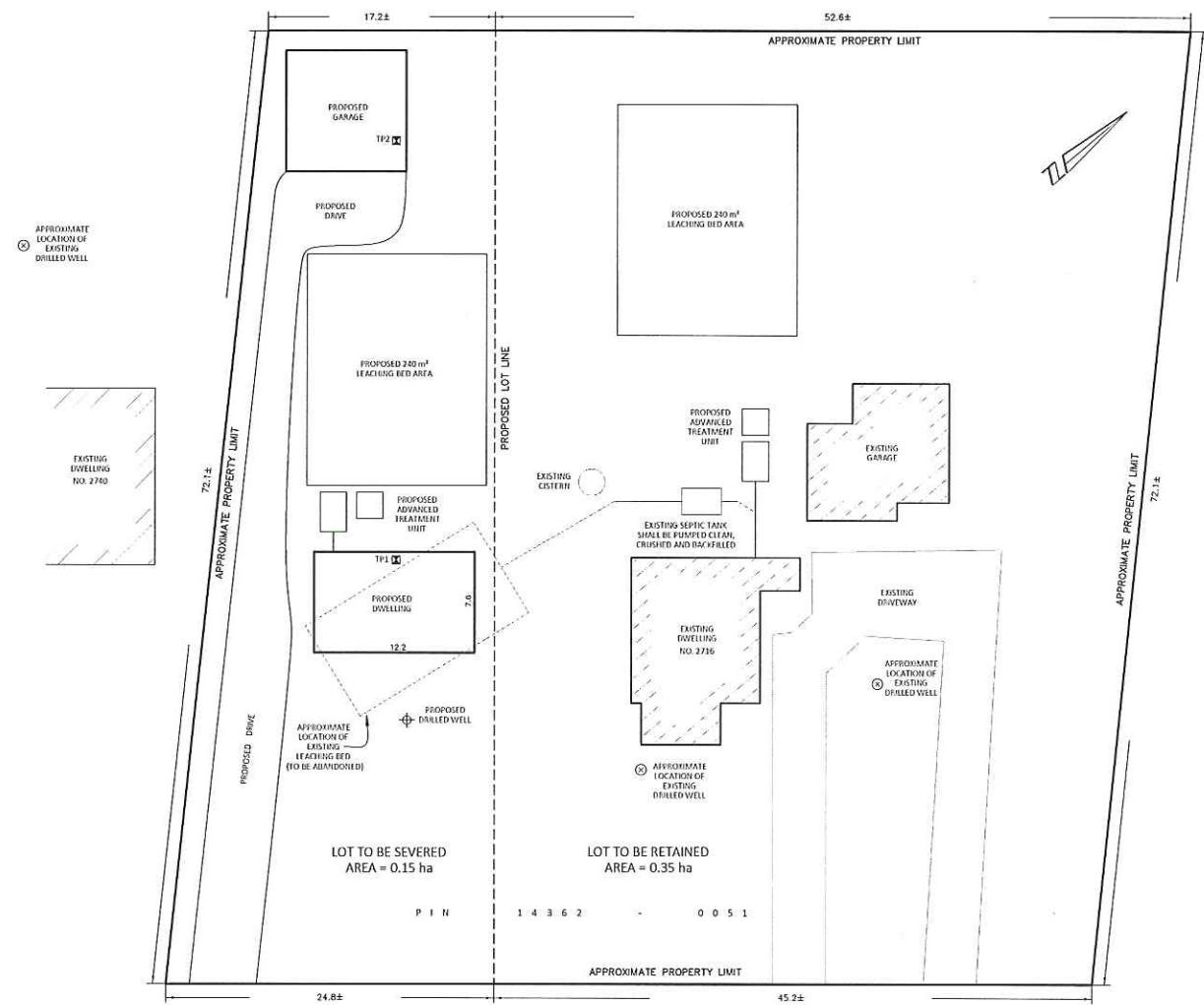
Test Pit 1 June 15, 2022

Depth (m)	Sample	Soil Description
0-0.20		TOPSOIL: dark brown silt, moist
0.20-1.50		SILT TILL: greyish brown clayey silt, some sand, trace gravel, damp to moist
Groundwater Observations: Test pit open upon arrival. No free groundwater observed.		

Test Pit 2 June 15, 2022

Depth (m)	Sample	Soil Description
0-0.20	1	TOPSOIL: dark brown silt, moist
0.20-1.50		SILT TILL: greyish brown clayey silt, some sand, trace gravel, damp to moist
Groundwater Observations: Test pit open upon arrival. No free groundwater observed.		

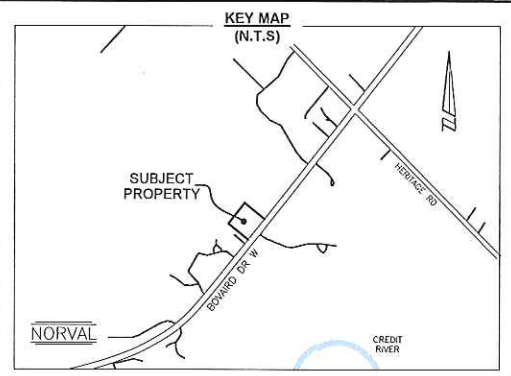
APPENDIX A
CONCEPTUAL SEWAGE SYSTEM LAYOUT



BOVAIRD DRIVE WEST

BOUNDARIES NOT VERIFIED

THE LOCATION OF PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY VAN HARTEN SURVEYING. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO IDENTIFY THE BOUNDARY AND ENSURE THAT SEWAGE SYSTEM COMPONENTS ARE INSTALLED TO PROVIDE THE REQUIRED MINIMUM 3.0 m SETBACK.



- LEGEND:**
- TP1 [Symbol] - TEST PIT
 - [Symbol] - WELL
 - [Symbol] - LEACHING BED AREA

SEWAGE SYSTEM DESIGN NOTES:

(Refer to Van Harten Surveying Inc. design report for material, construction, inspection and other details)

PROPOSED SEVERED LOT
Q = 1,600 L/Day
T = 50 min/cm
Advanced Treatment Unit
Leaching Bed Area = (13.6 m by 17.5 m) = 240 m²

RETAINED LOT
Q = 1,600 L/Day
T = 50 min/cm
Advanced Treatment Unit
Leaching Bed Area = (13.6 m by 17.5 m) = 240 m²

CONCEPTUAL SEWAGE SYSTEM LAYOUT FOR:

PROPOSED SEVERANCE
2716 BOVAIRD DRIVE WEST
PART OF LOT 11, CONCESSION 6 WHS
GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY
CTY OF BRAMPTON

NO.	REVISION	BY	DATE
DRAWING REVISION SCHEDULE			
PREPARED FOR: JOHN FABER			
PROJECT No. 31466-22			
DRAWING SCALE 1 : 250			

CAUTION:
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS SKETCH IS BASED ON A SITE PLAN PREPARED BY THE OWNER.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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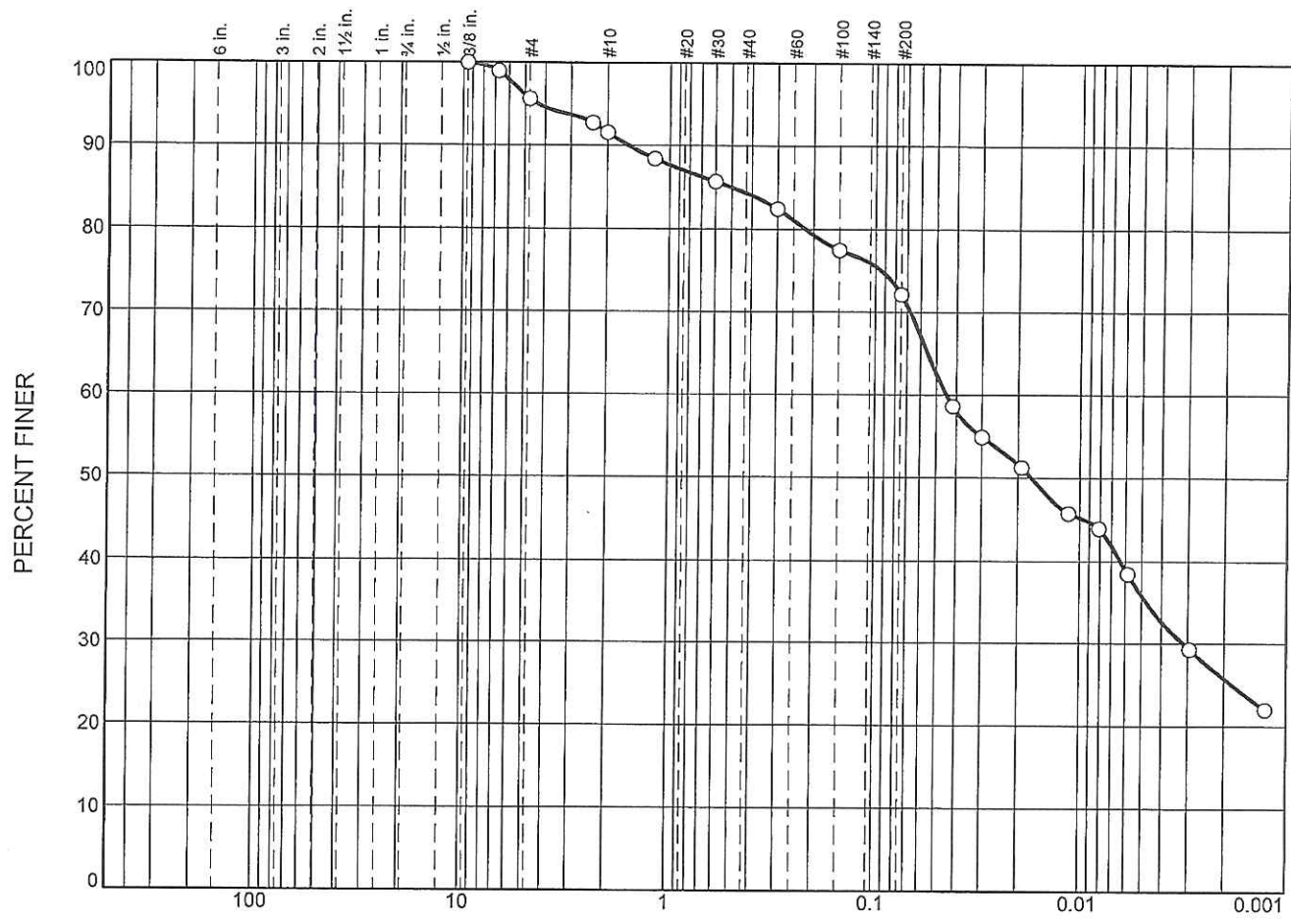
www.vanharten.com info@vanharten.com

DRAWN BY: JHM	CHECKED BY: JMD	PROJECT No. 31466-22
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Jul 18, 2022 2:28:29 PM
G:\CHINGUACOUSY\Con6WHS\ACAD\SSD PLOT1
(31466-22 FABER).dwg

APPENDIX B
LABORATORY TEST RESULTS

Particle Size Distribution Report



GRAIN SIZE - mm.							
% Cobbles	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	4.4	4.1	7.2	12.2	46.4	25.7

SOIL DATA					
SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○	31466-22	1		2716 Bovaird Drive West, Brampton, Ontario	ML
				clayey sandy silt, trace gravel	
				Sample received in Lab June 27, 2022	
				Tested by JM of CMT Engineering Inc. June 29, 2022	

CMT Engineering Inc.

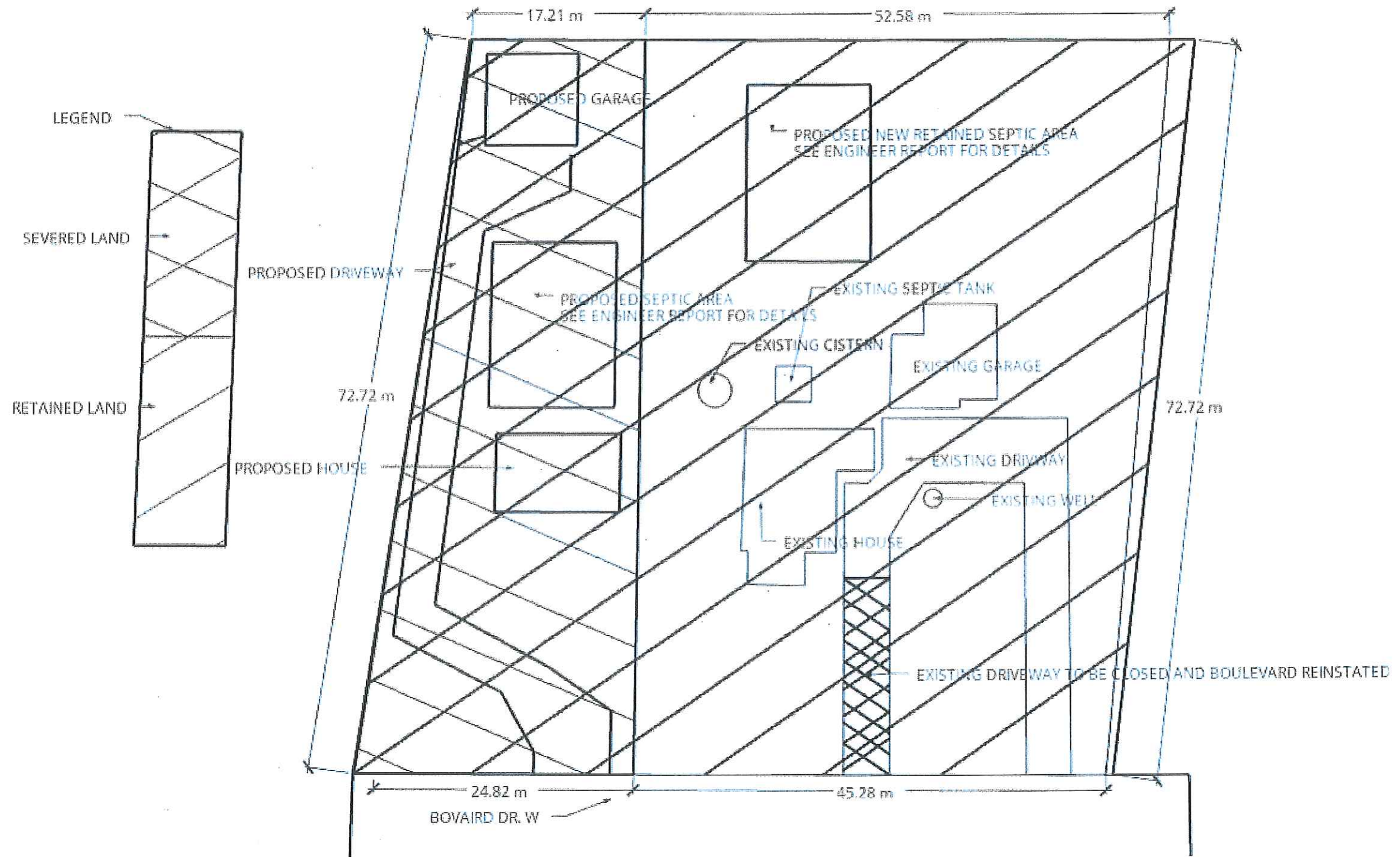
St. Clements, ON

Client: Van Harten Surveying Inc.

Project: Miscellaneous Lab Testing

Project No.: 05-095

Figure 1





April 27, 2022

To: Committee of Adjustment

B-2022-0005; A-2022-0159; A-2022-0160

Regarding: Sharon Faber
2716 Bovaird Dr W, Brampton, ON L7A 0H2
CON 6 WHS PT LOT 11

Due to the housing shortage, I would like to sever a building lot for my son and his wife. They are currently living in a basement apartment and would like their own home in which to start a family. The lot would be used to build a single family dwelling with a detached garage.

Currently, my septic bed lies in the proposed severed lot location. As my septic bed is at the end of it's life, it will be moved directly behind the house. This would be done at the same time as my son installs his septic bed to make it more cost effective.

The proposed driveway of the new lot will be on the west side, however this can be moved to accommodate any recommendations made by the City. As I currently have two driveways, an alternative entrance is available if needed.

We believe our proposal fits in with the existing tone of the area and would compliment any future developments. We are willing to make any changes or adjustments to our proposal to assist in the acceptance of this application.

We are excited to work along with the City to make our dreams a reality. We really appreciate the time and effort taken to review our application.

Sincerely,

Sharon Faber

Sharon Faber
2716 Bovaird Dr W
Brampton ON L7A 0H2

sharonRfaber@gmail.com
416-951-0094





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 Sharon Faber
(print given and family names in full)

Address 2716 Bovaird Dr. W.
Brampton Ontario L7A 0H2

Phone # 416-951-0094 Fax # _____

Email sharon R faber@gmail.com

(b) Name of Authorized Agent Jonathan Faber

Address 11435 22nd Sideroad
Limehouse Ontario L0P 1H0

Phone # 647-606-8723 Fax # _____

Email john.faber1@gmail.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: creation of a new lot for future residential
building.

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.

unknown at this time

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

a) Name of Street Bovaird Dr. W. Number 2716

b) Concession No. Con 6 WHS Lot(s) PT 11

c) Registered Plan No. _____ Lot(s) _____

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

e) Assessment Roll No. 10-06-0-003- Geographic or Former Township _____
08300-0000

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

Yes ☐ No ☒

Specify: _____

b) Existing Use *residential* Proposed Use *residential*

(existing) none

(proposed one detached dwelling with one detached garage)

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?

Publicly owned and operated water system ☐ ☐

Lake or other body of water ☐ ☐

Privately owned and operated individual or communal well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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Other (specify): _____

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)

b) Existing Use *residential* Proposed Use *residential*

(existing) one dwelling, one detached garage, one attached

(proposed one dwelling, one detached garage, one attached carport
carport

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 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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (specify):	_____	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input checked="" type="checkbox"/>	<input checked="" 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>agricultural</u>	<u>agricultural</u>
Official Plans		
City of Brampton	_____	_____
Region of Peel	_____	_____

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:

<u>None</u>	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance	<u>A-2022-0159</u> <u>A-2022-0160</u>	<u>Concurrent</u>
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 Brampton
this 29th day of April, 2022.

Check box if applicable:

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

☐ I have the authority to bind the Corporation

DECLARATION

I, Sharon Faber 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 29th day of April, 2022.

Sharon Faber
Signature of applicant/solicitor/authorized agent, etc.

Jeanie Myers
Signature of a Commissioner, etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

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.

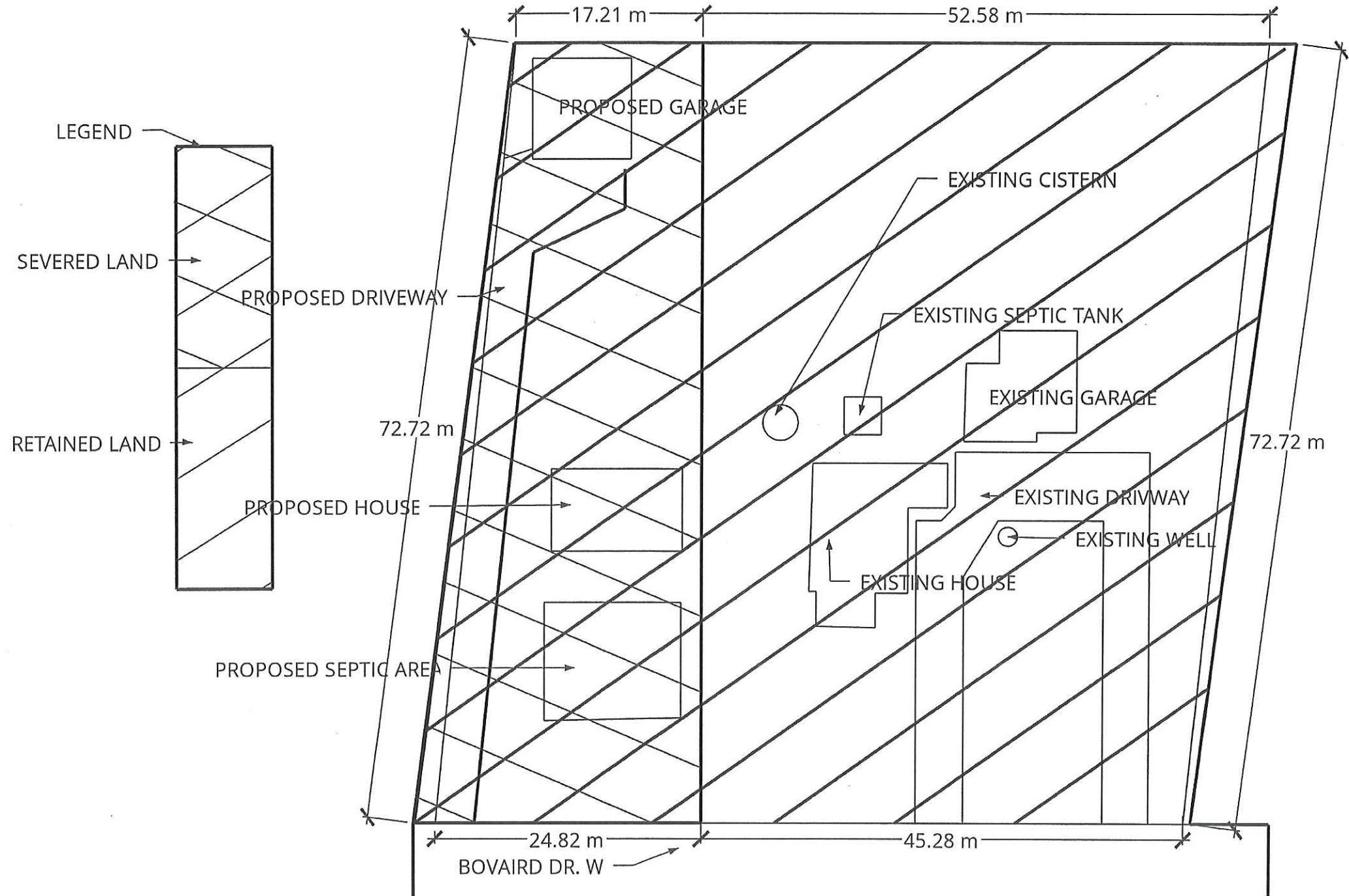
J. Chau
Zoning Officer

May 2, 2022

Date

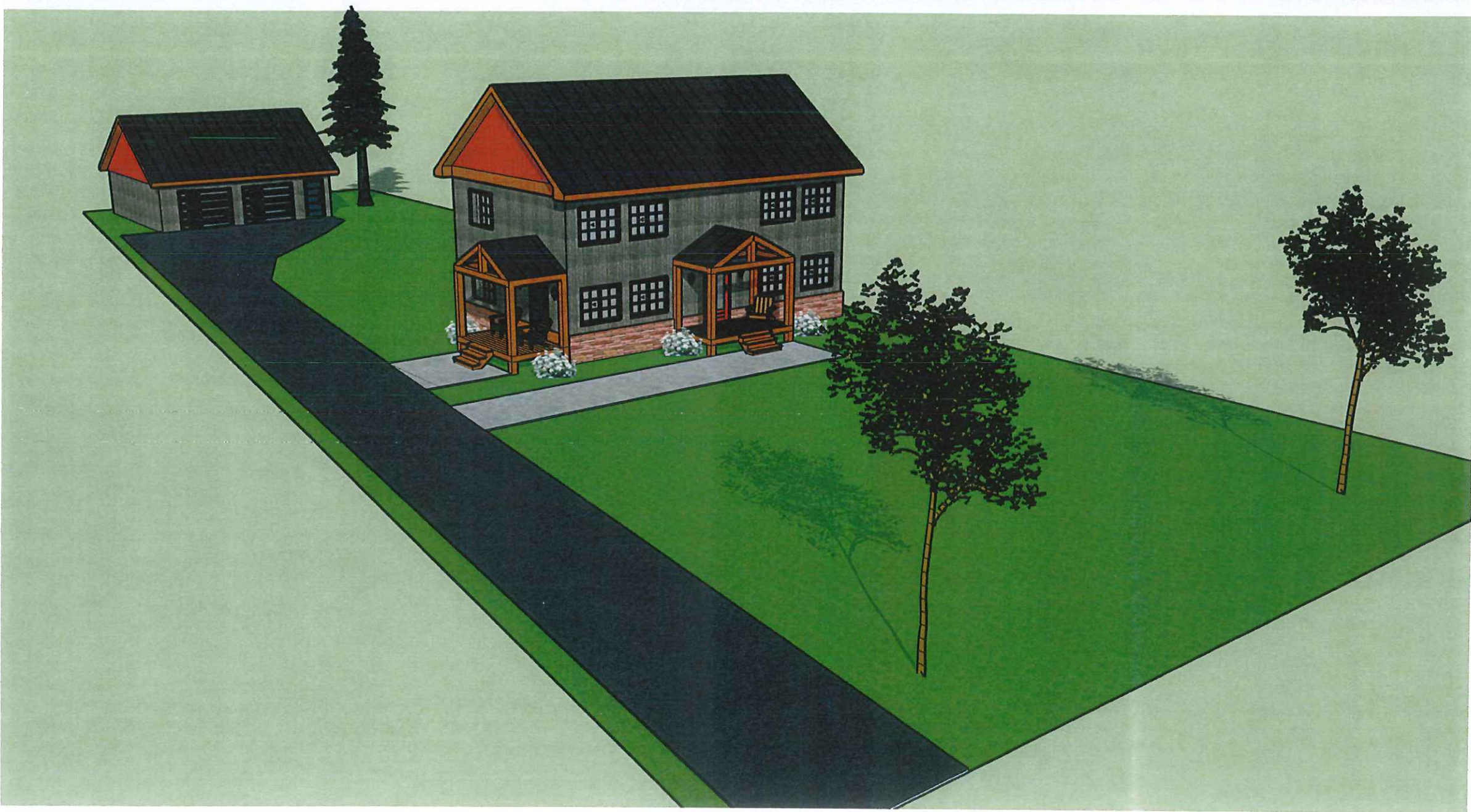
DATE RECEIVED

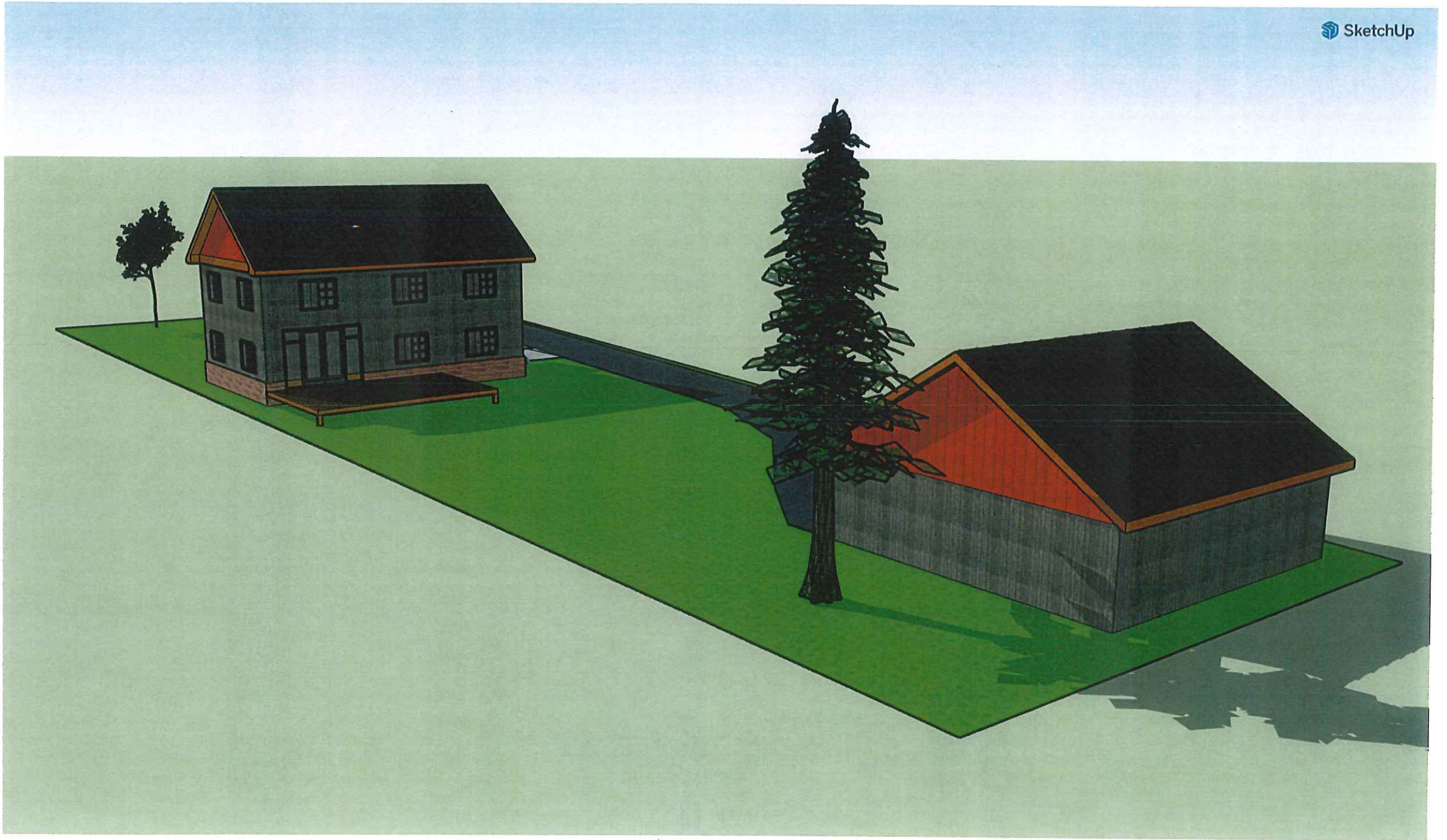
April 22, 2022











A1

Wanless Dr

a

b

c

d

e

Winston Churchill Blvd

CN HALTON SUBDIVISION

Heritage Rd

B2

Old Pine Crest Rd

A3

Bovaird Dr

B-2022-0005
A-2022-0159
A-2022-0160

A2

