

APPLICATION # B-2022-0013
Ward # 5

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **13172589 CANADA INC.**

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 0.70 hectares (1.73 acres). The proposed severed lot has a frontage of approximately 20.16 metres (66.14 feet), a depth of approximately 32.14 metres (105.45 feet) and an area of approximately 0.09 hectares (0.22 acres). The effect of the application is to create a new residential lot for future development of a single detached dwelling.

Location of Land:

Municipal Address: 9224 Creditview Road

Former Township: CHINGUACOUSY

Legal Description: Part of Lot 7, Concession 4 WHS, Part 4, Plan 43R-30530

Meeting

The Committee of Adjustment has appointed **TUESDAY, October 25, 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: OCTOBER 20, 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:	YES	File Number: OZS-2022-0013
Zoning By-law Amendment:	YES	File Number: OZS-2022-0013
Minor Variance:	YES	File Number: A-2022-0319

Decision and Appeal

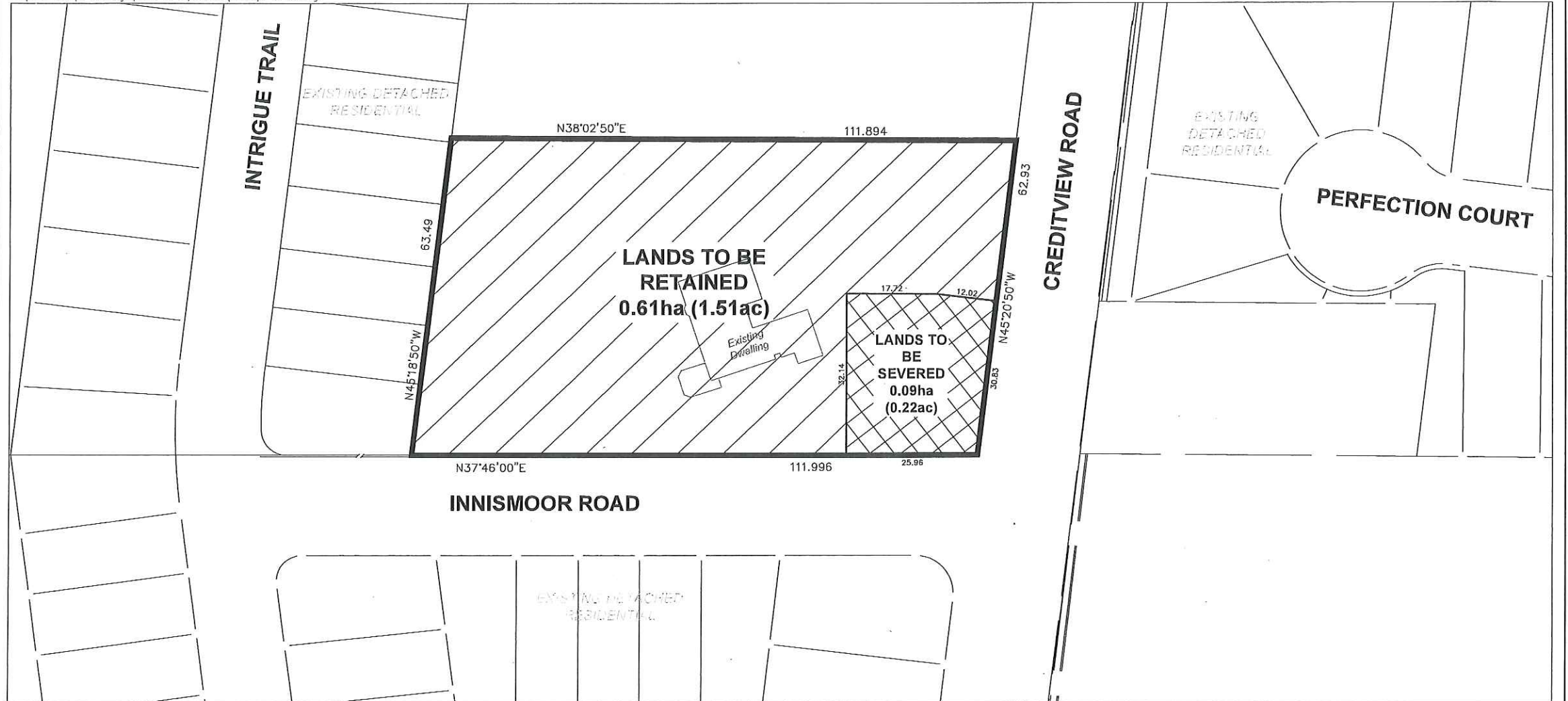
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee 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 6th Day of October, 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



CONSENT SKETCH MR. TEJINDER SINGH

9224 CREDITVIEW ROAD,
PART OF LOT 7,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

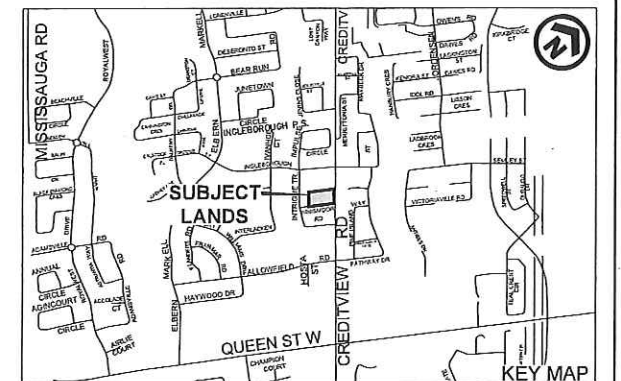
CONSENT STATISTICS

	LANDS TO BE SEVERED:	0.09ha (0.22ac)
	LANDS TO BE RETAINED:	0.61ha (1.51ac)
	TOTAL AREA:	0.70ha (1.73ac)



SCALE 1:750
SEPTEMBER 27, 2022

GSAI
Glen Schnarr & Associates Inc.



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 **October 25, 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, October 20, 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, October 20, 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, October 20, 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, October 20, 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.



September 23rd, 2022

Our File: 1367-001

City of Brampton
Committee of Adjustment
2 Wellington Street
Brampton, ON
L5B 3C1

B-2022-0013 AND A-2022-0319

Attention: **Jeanie Myers**
Secretary-Treasurer, Committee of Adjustment

Re: Consent to Sever and Minor Variance Applications
9224 Creditview Road
Part of Lot 7, Concession 4 WHS
13172589 Canada Inc. (c/o Tejinder Singh)
OZS-2022-0013
City of Brampton, Regional Municipality of Peel

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit this Consent to Sever and Minor Variance Applications with regard the lands municipally addressed as 9224 Creditview Road (herein referred to as the "Subject Land") on behalf of our client, 13172589 Canada Inc. (c/o Tejinder Singh) (herein referred to as the "Owner").

The Subject Land is bound by Creditview Road to the east, Innismore Road to south, existing residential to the west and north. The Subject Land is approximately 0.7 hectares (1.74 acres) in size with a frontage of 62.93 metres (206 feet) along Creditview Road and a frontage of 111.99 metres (367 feet) along Innismoor Road. The Subject Land has an existing two-storey house and are legal described is as follows:

PT LT 7 CON 4 WHS CHINGUACOUSY DES PT 4 PL 43R-30530; BRAMPTON.

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



Background

The Subject Land is one of two properties that is subject to Draft Plan of Subdivision and Zoning By-Law Amendment under the *City File Number: OZS-2022-0013* being processed by the City to facilitate the creation of twenty-three (23) new single detached residential dwellings (herein referred to as the “Proposed Development”).

The Proposed Development is intended to develop the Subject Land and the lot to the north of the Subject Land (9230 Creditview Road) by ultimately demolishing the two (2) existing residential dwellings and constructing twenty-three (23) new residential dwellings as shown in the Draft Plan of Subdivision included with this application. The Subject Land is one of four (4) single detached dwelling lots proposed along Innismoor Road and is labelled as ‘Lot 1’ on the attached Draft Plan of Subdivision.

We have been diligently working with City staff to advance the Draft Plan of Subdivision and Zoning By-law applications and these applications are at the stage of resolving all technical and planning issues. We anticipate Draft Plan approval and Zoning By-law enactment in early 2023 with the registration of the subdivision in 2024.

While the typical process for the creation of these single detached dwelling lots is through the registration of the subdivision, the two owners who are together advancing the Draft Plan of Subdivision have a private agreement and our client (Tejinder Singh) is obligated to deliver Lot 1 to enable the owner of 9224 Creditview Road to vacate his current home on the Subject Land and to build a new home by May 24, 2023. The purpose of this private agreement is to enable the current house on 9224 Creditview Road to be demolished to facilitate the subdivision development without the hardship of the owner on 9224 Creditview Road to vacate and move elsewhere temporarily. By allowing Lot 1 to be created and the new house to be built, the owner of 9224 Creditview Road can build his new home and move into Lot 1 while the rest of the subdivision is graded, serviced and houses constructed.

It is unrealistic to create Lot 1 through the Draft Plan of Subdivision registration since even after Draft Plan Approval, at least 12-18 months is needed to clear the necessary conditions of Draft Plan Approval to register Lot 1.

As such, we are pursuing the Consent to Sever and Minor Variance Applications to facilitate the creation of ‘Lot 1’ by May 2023. This strategy for creating ‘Lot 1’ through a consent application has been discussed through various email and phone communications as well as one meeting with the relevant City Planning staff.



Planning Approvals

A Draft Plan of Subdivision and Zoning By-law Amendment application has previously been submitted on January 27, 2022 with a complete resubmission submitted in September 2022. Based on the initial circulation comments from the City and agencies, Lot 1 to be created through the Draft Plan of Subdivision process is identical to Lot 1 proposed to be created through the Consent Application process.

The Proposed Development will continue to go through the Zoning By-law Amendment and Draft Plan of Subdivision process for the creation of the remaining proposed twenty-two (22) single detached residential dwelling lots. The lands to be severed will consist of 0.07 hectares (0.17 acres) while the lands to be retained will consist of 0.63 hectares (1.57 acres). Attached for reference is an excerpt of the lot dimensions and potential setbacks that will meet the proposed Zoning By-law for the Draft Plan of Subdivision proposal.

Submission Deliverables

In support of the Consent application, please find enclosed the following:

- One (1) copy of the Draft Plan of Subdivision prepared by Glen Schnarr and Associates Inc., dated September 2022;
- One (1) copy of the Lot 1 house citing concept prepared by Glen Schnarr and Associates Inc., dated September 2022;
- One (1) copy of the City of Brampton Consent to Sever and Minor Variance Application Forms; and
- One (1) copy of a Consent Sketch, prepared by Glen Schnarr and Associates Inc., dated September 20th, 2022.

We trust that the enclosed material is sufficient in satisfying the requirements for an application for Consent. Please do not hesitate to contact the undersigned at 416-459-2424 or colinc@gsai.ca if you have any questions related to the request.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, RPP MCIP
Managing Partner

CC: Madeleine Nelson and Hayley So

APPLICATION NUMBER:

"B"-2022-0013

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

13172589 Canada Inc. (c/o Tejinder Singh)

(print given and family names in full)

Address

9224 Creditview Rd, Brampton, Ontario, L6X 0W9 OE3

Phone #

Fax #

Email

tejinder@rogers.com

(b) Name of Authorized Agent

Glen Schnarr & Associates Inc. (c/o Colin Chung)

Address

700 - 10 Kingsbridge Garden Circle, Mississauga, ON L5R 3K6

Phone #

416-459-2424

Fax #

Email

colinc@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:

creating a new lot by severing the existing 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.

Tony Brunner

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

a) Name of Street

Creditview Road

Number

9224

b) Concession No.

4 VHS

Lot(s)

7

c) Registered Plan No.

43R-30530

Lot(s)

d) Reference Plan No.

Lot(s)

e) Assessment Roll No.

211008001113510

Geographic or Former Township

CHINGUACOUSY

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

20.16

Depth

3214

Area

0.07 ha (0.17 ac)

b)

Existing Use

Residential

Proposed Use

Residential

c)

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

(existing)

None (0)

(proposed)

One (1) single detached residential dwelling

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

62.93

Depth

111.89

Area

0.63 ha (1.57 ac)

b)

Existing Use

Residential

Proposed Use

Residential

c)

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

(existing)

One (1) single detached residential dwelling

(proposed)

None (0)

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	OZS-2022-0013	In Review
Zoning By-law Amendment	OZS-2022-0013	In Review
Minister's Zoning Order		
Minor Variance	A-2022-0319	CONCURRENT
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	OZS-2022-0013	In Review

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 _____ of _____
this _____ day of _____, 20____.

Check box if applicable:

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

☐ I have the authority to bind
the Corporation

DECLARATION

I, Colin Chung of the City of Burlington
in the County/District/Regional Municipality of Halton solemnly declare that all the statements contained in t
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 26th day of September, 2022.

Signature of applicant/solicitor/authorized agent, etc.

Signature of a Commissioner, etc.

Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2023.

Submit by Email

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

September 27.22

Date

DATE RECEIVED
Date Application Deemed
Complete by the Municipality

September 27, 2022

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 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):	<hr/>	

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):	<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>Agricultural ('A')</u>	<u>Agricultural ('A')</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>Residential</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 # OZS-2022-0013 Status/Decision In Review

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 _____



CONSENT SKETCH MR. TEJINDER SINGH

9224 CREDITVIEW ROAD,
PART OF LOT 7,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

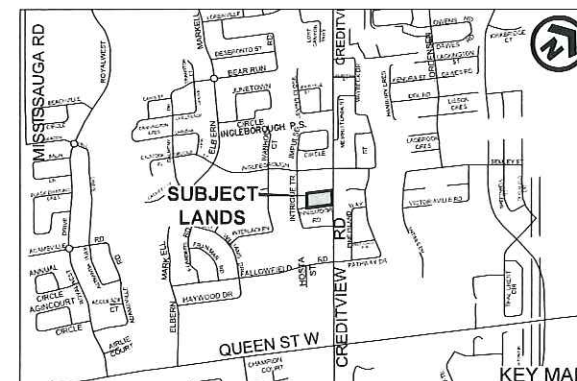
CONSENT STATISTICS

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	LANDS TO BE RETAINED:	0.61ha (1.51ac)
	TOTAL AREA:	0.70ha (1.73ac)



SCALE 1:750
SEPTEMBER 27, 2022

GSAI
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A-2022-0319