



APPLICATION # B-2022-0015
Ward # 10

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **PAUL PFUNDT AND ROBERTA ROSEMARIE ELIZABETH PFUNDT**

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 15.77 hectares (38.97 acres). The proposed severed lot has a frontage of approximately 232.08m (761.42 feet), a depth of approximately 659.58m (2163.97 feet) and an area of approximately 15.39 hectares (38.03 acres). The effect of the application is to separate the proposed retained lot which remains occupied by a single detached dwelling, a designated heritage building and an accessory structure (shed) from the proposed severed lot which is currently zoned Agricultural and Floodplain.

Location of Land:

Municipal Address: 10300 The Gore Road

Former Township: Toronto Gore

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:
Zoning By-law Amendment:	YES	File Number:
Minor Variance:	YES	File Number: A-2022-0323

Decision and Appeal

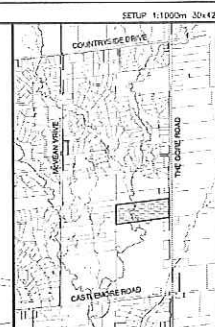
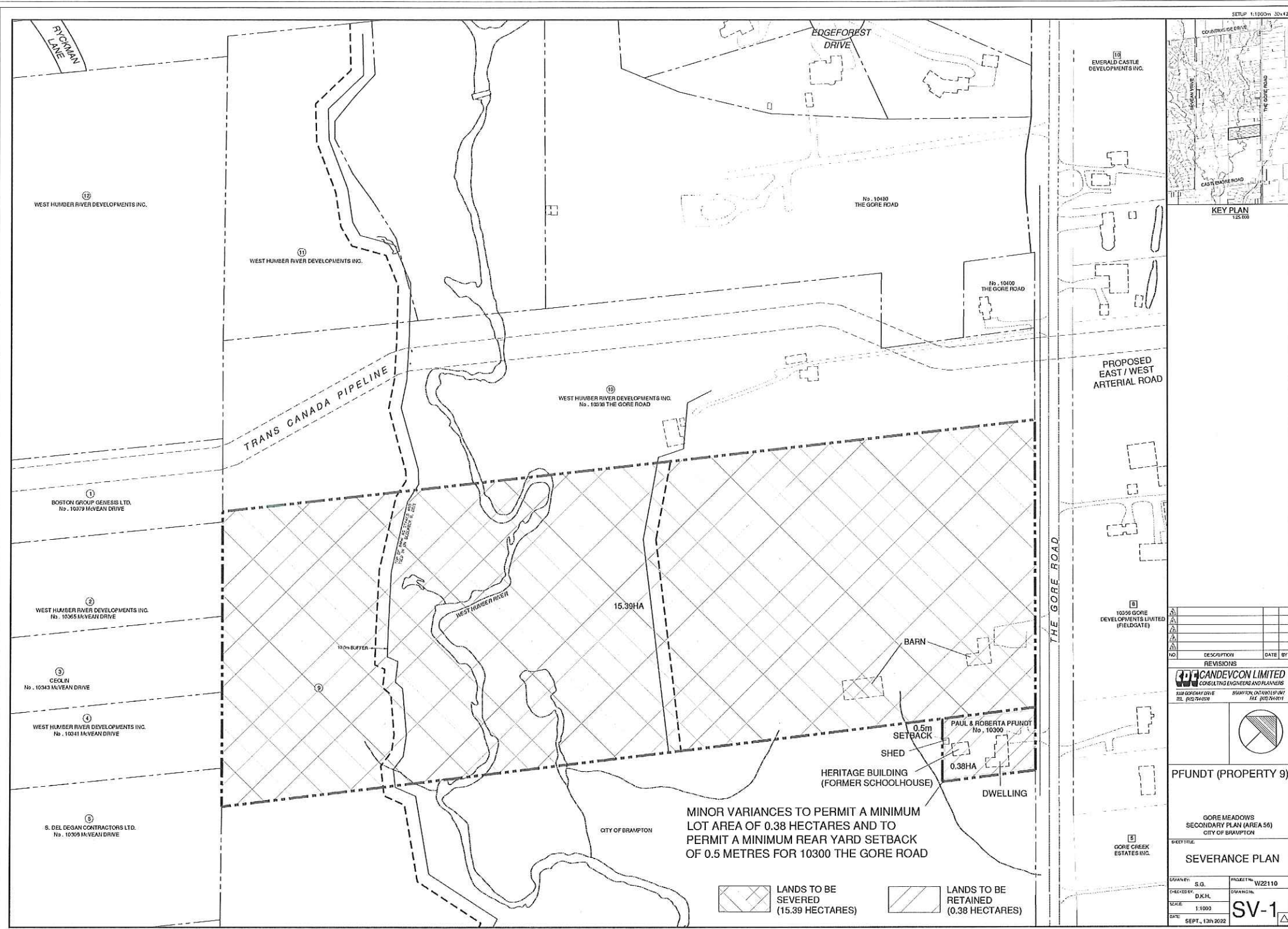
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee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

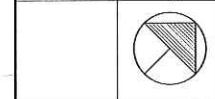
Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

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



KEY PLAN
1:25,000

NO.	DESCRIPTION	DATE	BY
1	REVISIONS		
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PFUNDT (PROPERTY 9)

GORE MEADOWS
SECONDARY PLAN (AREA 56)
CITY OF BRAMPTON

SHEET TITLE
SEVERANCE PLAN

DESIGNED BY	S.G.	PROJECT NO.	W22110
CHECKED BY	D.J.H.	DRAWN BY	
SCALE	1:1000		
DATE	SEPT., 13th 2022		

SV-1

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 26, 2022

The City of Brampton
Legal Services Division
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

B-2022-0015, A-2022-0323

ATTN: Ms. Jeanie Myers
Secretary - Treasurer

Re: **Committee of Adjustment
Consent Application & Minor Variance Application
Paul Pfundt and Roberta Rosemarie Elizabeth Pfundt
10300 The Gore Road
Candevcon File No. W22110**

Dear Jeanie,

We enclose herewith the following documents pursuant to the subject Consent and Minor Variance Applications:

1. A Consent Application form, with Authorization and Permission to Enter signed by the Owner;
2. A Minor Variance Application form, with Authorization and Permission to Enter signed by the Owner;
3. A copy of the Severance Plan (SV-1).
4. Cheques as per the application fee schedule.

The purpose of the Consent Application is to sever the property to facilitate the creation of a new lot on the subject lands. The severed parcel will be approximately 15.39 hectares in size and is currently an agricultural lot, proposed for future development that will be consistent with the City of Brampton Official Plan and Gore Meadows Secondary Plan (SP56). The retained land is used for residential purposes and is approximately 0.38 hectares in size. A single detached dwelling, a heritage building (non-residential) and accessory shed currently occupy the retained lands.

A minor variance is requested based on the approval of the severance, since the retained lands would contain a lot area below the minimum requirement and rear yard setback below the minimum requirement in the Zoning By-law. Therefore, a request to permit a minimum lot area of 0.38 hectares and a minimum rear yard setback of 0.5 metres is being proposed concurrently.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Sincerely,
Candevcon Limited



GTA WEST OFFICE (CORPORATE)
9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
T: (905) 794-0600 F: (905) 794-0611

PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING
TRANSPORTATION PLANNING
TRAFFIC & PARKING STUDIES
ROADS & BRIDGES
DEVELOPMENT ENGINEERING SERVICES
WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

Steven Giankoulas, RPP Candidate

cc: Nick Rapallo
Paul & Roberta Pfundt
Diarmuid Horgan
Maria Jones



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

Paul Pfundt and Roberta Rosemarie Elizabeth Pfundt

(print given and family names in full)

Address

10300 The Gore Road

Brampton, Ontario L6P 0A6

Phone #

416-213-7181

Fax #

Email

marco@royalpinehomes.com

(b) Name of Authorized Agent

Candevcon Limited (Steven Giankoulas)

Address

9358 Goreway Drive

Brampton, Ontario L6P 0M7

Phone #

905-794-0600 ext 2060

Fax #

905-794-0611

Email

steven@candevcon.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:

To sever the property to facilitate the creation of a new 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.

West Humber River Developments Inc.

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

a) Name of Street

The Gore Road

Number

10300

b) Concession No.

9

Lot(s)

12

c) Registered Plan No.

Lot(s)

d) Reference Plan No.

Lot(s)

e) Assessment Roll No.

10-12-0-001-17300-0000

Geographic or Former Township

N.D.

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 232.08m Depth 659.58m Area 15.39 ha

b) Existing Use Agricultural Proposed Use Residential and Open Space (Valleyland)

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

(existing) Two non-residential structures

(proposed) None

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 50.79m Depth 75.58m Area 0.38 ha

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 single detached dwelling, one designated heritage building and one accessory shed

(proposed) None

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input 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 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 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	<u>A1-1520, Floodplain</u>	<u>A1-1520</u>
Official Plans		
City of Brampton	<u>Residential, Open Space</u>	<u>Residential, Open Space</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 # _____ 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		
Minister's Zoning Order		
Minor Variance	A-2022-0323	CONCURRENT
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 27 day of September, 2022.



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, Steven Giannoulas of the City of Richmond Hill
in the County/District/Regional Municipality of York 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 Brampton
in the Region of Peel
this 27th day of September, 2022



Signature of applicant/solicitor/authorized agent, etc.



Signature of a Commissioner, etc.

Submit by Email
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.



Zoning Officer

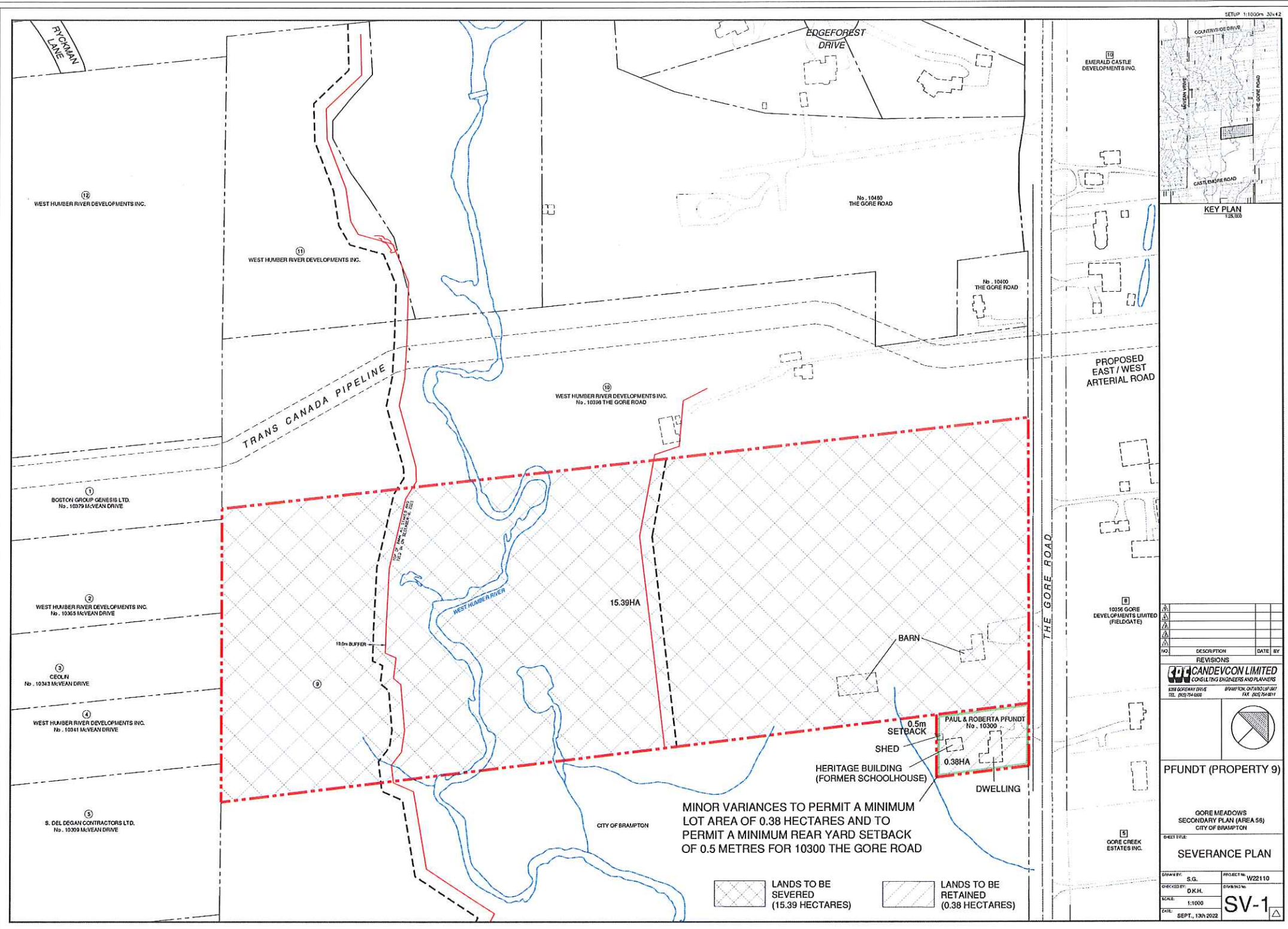
Oct 5, 2022

Date

DATE RECEIVED

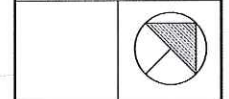
Date Application Deemed
Complete by the Municipality

September 27, 2022



KEY PLAN
1:25,000

REVISIONS	DATE	BY
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PFUNDT (PROPERTY 9)

GORE MEADOWS
SECONDARY PLAN (AREA 58)
CITY OF BRAMPTON

SEVERANCE PLAN

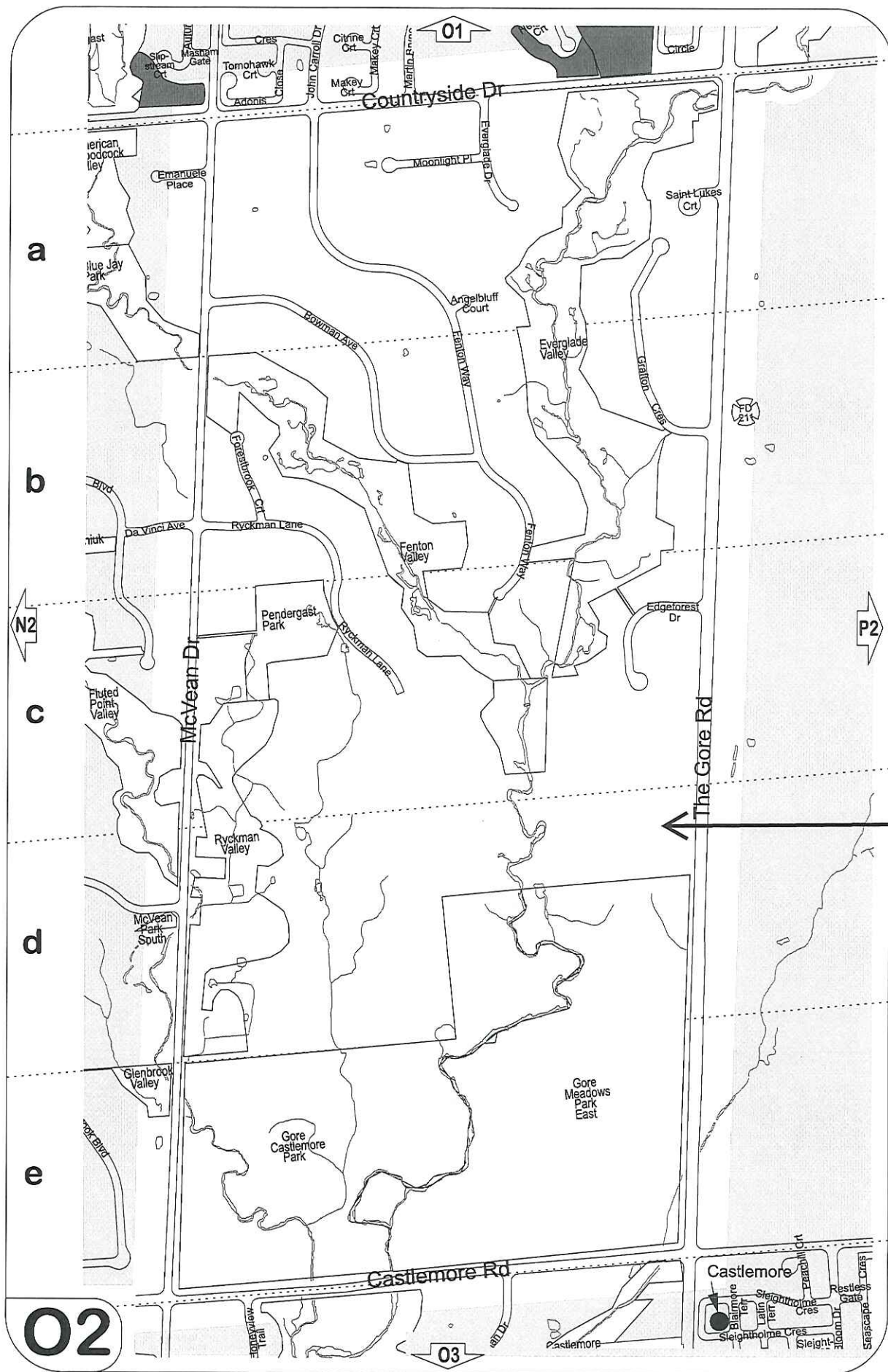
DRAWN BY	S.G.	PROJECT NO.	W22110
CHECKED BY	D.J.H.	DRAWING NO.	
SCALE	1:1000		
DATE	SEPT., 13th 2022		

SV-1

MINOR VARIANCES TO PERMIT A MINIMUM
LOT AREA OF 0.38 HECTARES AND TO
PERMIT A MINIMUM REAR YARD SETBACK
OF 0.5 METRES FOR 10300 THE GORE ROAD

LANDS TO BE SEVERED
(15.39 HECTARES)

LANDS TO BE RETAINED
(0.38 HECTARES)



B-2022-0015
A-2022-0323