

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **TOP END CONSTRUCTION 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 0.08 hectares (0.21 acres). The proposed severed lot has a frontage of approximately 12.05 metres (39.53 feet), a depth of approximately 31.35 metres (102.85 feet) and an area of approximately 0.012 hectares (0.03 acres). The effect of the application is to facilitate a land exchange for completion of future residential lots.

**Location of Land:**

Municipal Address: 8917 Heritage Road

Former Township: Chinguacousy

Legal Description: Part of Lot 5, Concession 5 WHS

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, December 6, 2022 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> 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 Ontario Land 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 Ontario Land 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: DECEMBER 1, 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:	YES	File Number: C05W05.008
Minor Variance:	NO	File Number:

**Decision and Appeal**

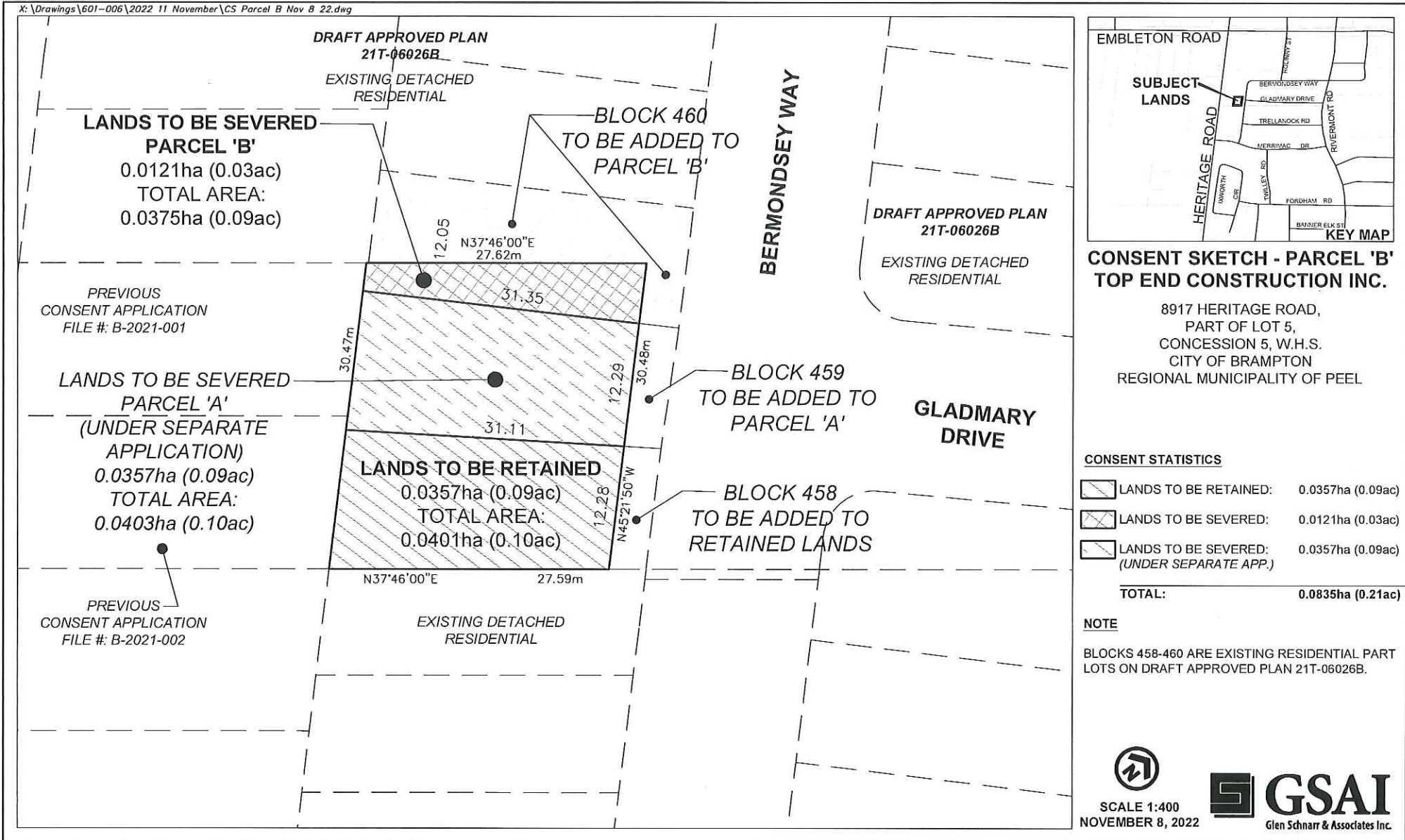
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee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

DATED AT THE CITY OF BRAMPTON THIS 17th Day of November 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](mailto: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 **December 6, 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, December 1, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, December 1, 2022.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, December 1, 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, December 1, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.

Flower City



brampton.ca

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

APPLICATION NUMBER: "B" 2022-0024

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** TOP END CONSTRUCTION INC. ( Attn: Drazen Vuckovic)  
(print given and family names in full)
- Address** 1204 Milna Drive, Oakville, Ontario, L6H 0A8
- Phone #** 905-276-9980 **Fax #** \_\_\_\_\_
- Email** drazen.vuckovic@yahoo.ca
- (b) **Name of Authorized Agent** Glen Schnarr and Associates Inc. (Attn: Jennifer Staden)
- Address** 700, 10 Kingsbridge Garden Circle, Mississauga, Ontario, L5R 3K6
- Phone #** 905-409-1825 **Fax #** 905-568-8894
- Email** jennifers@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:** Severance for 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.**  
KENDALWOOD LAND DEVELOPMENT INC.
4. **Description of the subject land ("subject land" means the land to be severed and retained):**
- |                               |                        |                                      |                      |
|-------------------------------|------------------------|--------------------------------------|----------------------|
| a) <b>Name of Street</b>      | <u>Heritage Road</u>   | <b>Number</b>                        | <u>8917</u>          |
| b) <b>Concession No.</b>      | <u>5 WHS</u>           | <b>Lot(s)</b>                        | <u>Part Lot 5</u>    |
| c) <b>Registered Plan No.</b> | <u>43R39980</u>        | <b>Lot(s)</b>                        | <u>Parts 6, 7, 8</u> |
| d) <b>Reference Plan No.</b>  | <u>N/A</u>             | <b>Lot(s)</b>                        | _____                |
| e) <b>Assessment Roll No.</b> | <u>211008001202500</u> | <b>Geographic or Former Township</b> | <u>Chinguacousy</u>  |
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 +/- 12.05 metres Depth +/- 31.35 metres Area 0.012 hectares (0.03 acres)

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) 0

(proposed) One detached dwelling (once parcel merges with associated part lot)

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?

N/A

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 12.28 metres Depth 27.59 - 31.33 metres Area 0.0357 ha (0.09 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) 0

(proposed) One detached dwelling (once parcel merges with associated part lot)



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 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?

N/A

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>R1E-12.0-2876, R1E-10.4-2427</u>	<u>R1E-12.0-2876</u>
Official Plans		
City of Brampton	<u>Low/Medium Density Residential</u>	<u>Low/Medium Density</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 # B-2021-001 and B-2021-002 Status/Decision Approved

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

Yes ☒ No ☐

Date of Transfer July 2021 Land Use Residential

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	CO5W05.008	Approved
Minister's Zoning Order		
Minor Variance		
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 Barrie

this 7 day of November, 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, Jennifer Staden, Glen Schnarr & Associates Inc. of the City of Barrie  
in the County/District/Regional Municipality of N/A 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 7 day of November, 2022.



Signature of applicant/solicitor/authorized agent, etc.

[Submit by Email](#)



Signature of a Commissioner, etc.

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

#### FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

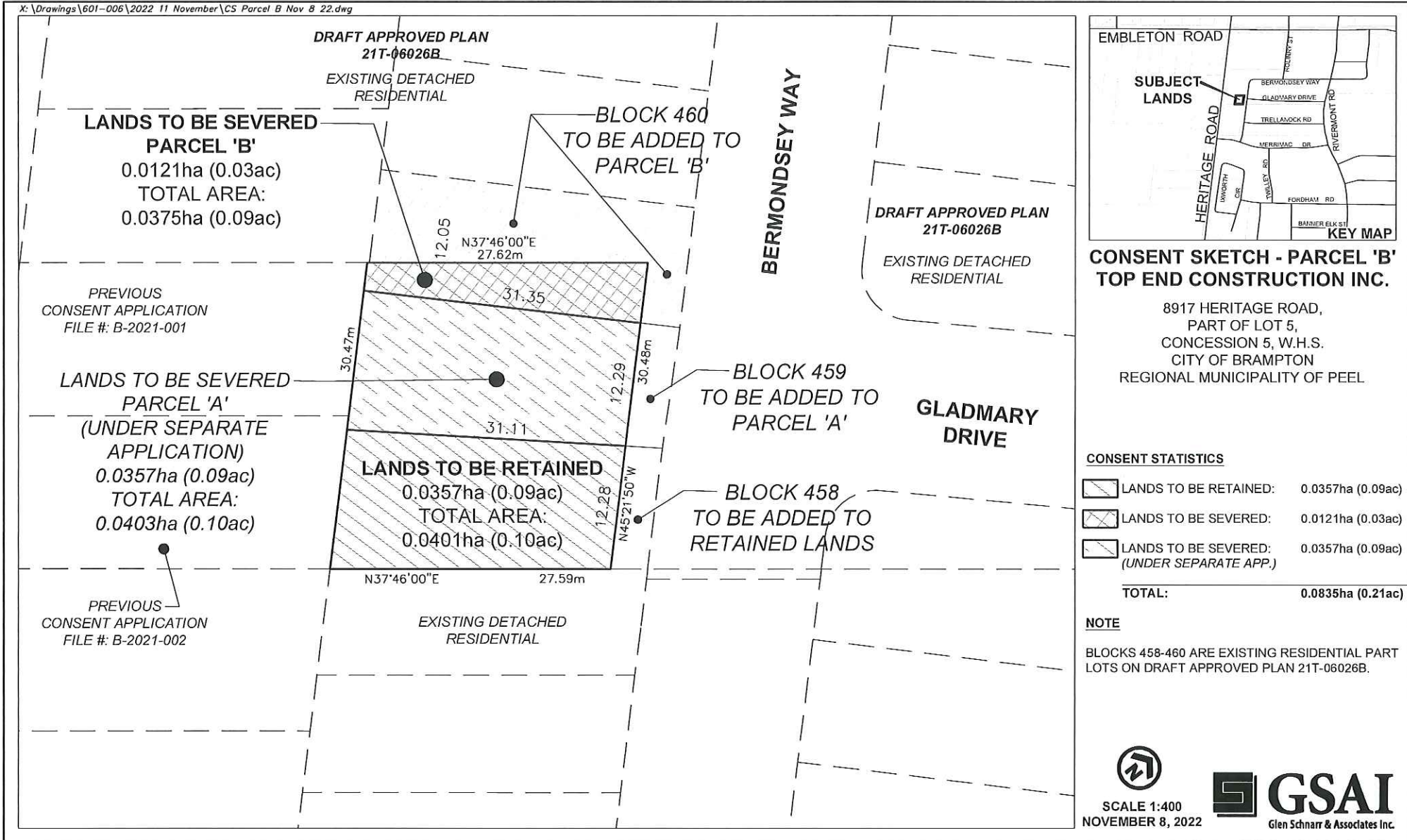
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

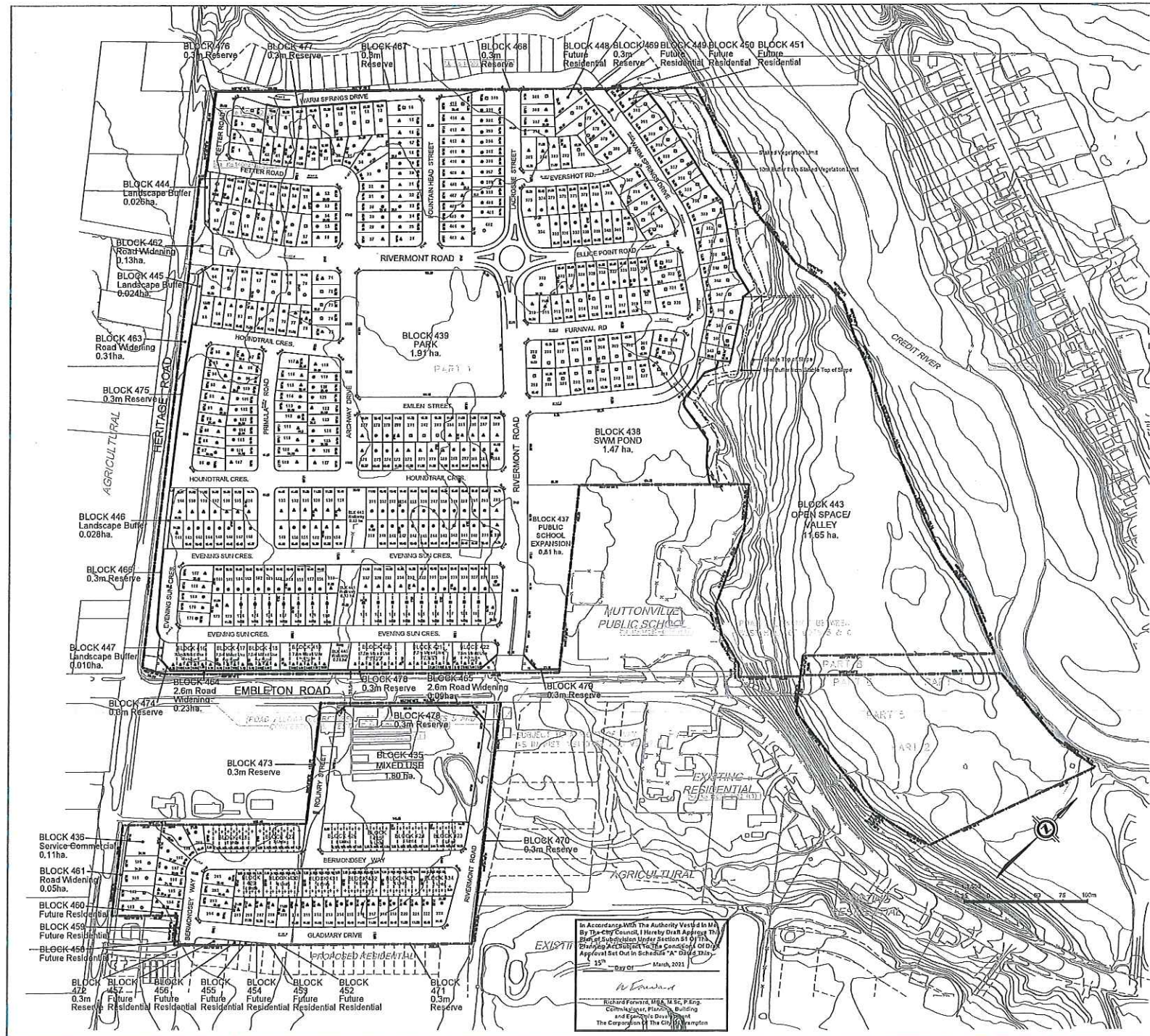
Date

DATE RECEIVED NOVEMBER 8, 2022

Date Application Deemed Complete by the Municipality







# DRAFT PLAN OF 21T-06026B SUBDIVISION

Part of East and West Halves of Lot 6, Part of East and West Halves of Lot 5, Part of the Original Road Allowance Between the East Halves of Lots 5 & 6 and Part of the Original Road Allowance Between the West Halves of Lots 5 & 6, Concession 5, West of Hurontario Street

City of Brampton - Regional Municipality of Peel

## KEY PLAN



## SCHEDULE OF LAND USE

Lot/Block	Land Use	Units	Area (ha)
Lot 1-415	Single Family min. 15.2m (200)	0	1.13
	Single Family min. 11.7m (400)	0	1.13
	Single Family min. 11.7m (350)	0	1.13
	Single Family min. 10.4m (450)	0	1.13
	Single Detached min. 7.3m (240)	0	0.73
Block 416-422	Medium Density Residential, 7.3m (240)	0	0.73
Block 423-434	Small Townhouse min. 6.1m (200)	0	1.13
Block 435	Mixed Use	0	1.13
Block 436	Service Commercial	0	1.13
Block 437	Public School Expansion	0	0.81
Block 438	SWM Pond	0	1.47
Block 439	Park	0	1.91
Block 440-442	Valley	0	0.32
Block 443	Open Space/Valley	0	11.65
Block 444-447	Landscaped Buffer	0	0.02
Block 448-449	Future Residential	0	0.02
Block 450-451	Road Widening	0	0.01
Block 452-453	0.3m Reserve	0	0.03
Public Roads	2.6m ROW	0	0.70
	2.6m ROW	0	0.65
	1.5m ROW	0	0.02
TOTAL		0	47.92

**OWNER'S AUTHORIZATION**  
We, Shyma Dick Holdings Inc., Kendalwood Land Developments Inc., and 2570616 Ontario Inc. hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Brampton.

*Shyma Dick*  
Katy Scholtes, Authorized Signing Officer  
October 24, 2019  
Date

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

*C. P. P. O.*  
Paul Edward, O.L.S.  
R.P.E. Surveying Ltd.  
October 24, 2019  
Date

**ADDITIONAL INFORMATION**  
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).

- (a), (c), (d), (e), (f), (g), (h) - As shown on the Draft Plan.
- (i) - As shown on the Draft and Key Plan.
- (j) - Land to be used in accordance with the Schedule of Land Use.
- (k) - Soil is sandy, silt, clay and till.
- (l) - Full municipal services to be provided.

**NOTE:** Contours relate to Canadian Geodetic Datum.  
Contour interval is 1m with 25m interpolated.

Date	Revision	By
Dec. 15 2009	Original Submission	
June 25 2017	Revised Submission	
Aug. 30 2019	Revised Submission	
Oct. 24 2019	Revised Submission	
Nov. 10 2020	MGP Revised	

Prepared For:  
Shyma Dick Holdings Inc.  
Kendalwood Land Developments Inc.  
2570616 Ontario Inc.

**MGP** Malone Given Parsons  
100 Parkview Drive, Suite 201 | North York, ON | M2H 4G2  
MGP Fax: 17-2577



**B4**