

APPLICATION # B-2022-0027
Ward # 2

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **AECON CONSTRUCTION AND MATERIALS LIMITED**

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 60,192.90 square metres (6.02 hectares). The proposed severed lot has a frontage of approximately 112.09 metres (367.75 feet), a depth of approximately 118.63 metres (389.20 feet) and an area of approximately 6,457.97 square metres (0.65 hectares). The effect of the application is to establish two separate lots from the existing lot to facilitate the sale of the proposed severed lot for future development.

Location of Land:

Municipal Address: 45, 55 Van Kirk Drive/12 Canam Crescent

Former Township: Chinguacousy

Legal Description: Part of Lot 11, Concession 1 W.H.S.

Meeting

The Committee of Adjustment has appointed **TUESDAY, January 3, 2023 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 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 22, 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:	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 8th Day of December, 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:

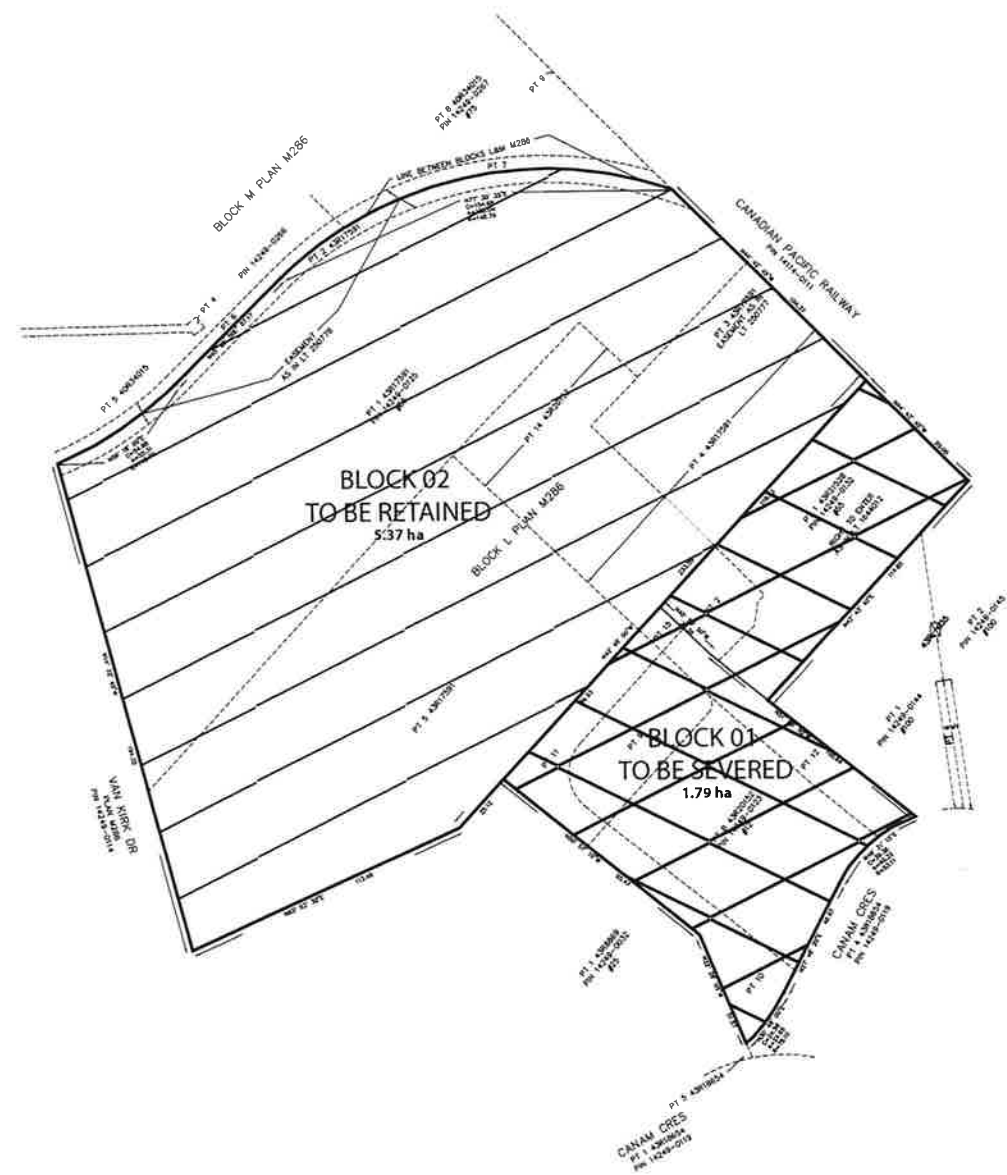
Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
Jeanie.myers@brampton.ca

SCHEDULE B2

SEVERANCE SKETCH
BRAMPTON ASPHALT PLANT
COMPILED TITLE SEARCH AND SURVEY

METRIC

SCALE: 1:1000

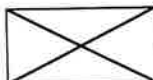


FOR DISCUSSION PURPOSES ONLY

LEGEND



LANDS TO BE RETAINED



LANDS TO BE SEVERED



DELTA URBAN

8800 Dufferin St, Suite 104
Vaughan, ON, L4K 0C5
Tel: (905)660-7667 | Fax: (905) 660-7076

Date: November 28, 2022

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 **January 3, 2023** 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 22, 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, December 22, 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, December 22, 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 22, 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.

Note: City Hall will be closed to the public from 12:00 Noon on December 23, 2022 to January 2, 2023 inclusive. City Hall will re-open on Tuesday, January 3, 2023.



November 28th, 2022

Jeanie Myers
The Secretary-Treasurer
City of Brampton
2 Wellington Street West,
Brampton, ON L6Y 4R2

Re: Application for Consent
45 & 55 Van Kirk Drive and 12 Canam Crescent, City of Brampton

B-2022 - 0027

Dear Jeanie,

On behalf of our Client, Aecon Construction and Materials Limited, Delta Urban Inc. is pleased to make this formal submission of the attached application for a Consent for the above-noted lands in the City of Brampton. Enclosed within this application package please find the following:

- Digital copy of the completed Consent application form;
- Digital copy of the Planning Rationale Report, prepared by Delta Urban Inc., and dated November 28th, 2022.

We acknowledge that the application should be filed with the applicable fee in credit card for \$4,119. The payment will be arranged as soon as more details about the required payment are known.

Should you have any questions, please don't hesitate to contact the undersigned.

Yours Very Truly,

Mustafa Ghassan
Delta Urban Inc.



November 28th, 2022

The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West,
Brampton, ON L6Y 4R2

Attention: Jeanie Myers | The Secretary-Treasurer

**Re: Consent Application – Planning Rationale Memo
45 & 55 Van Kirk Drive and 12 Canam Crescent, City of Brampton**

1.0 INTRODUCTION

Delta Urban Inc. was retained by Aecon Construction and Materials Limited (the "Owner"), to assist in pursuing a Consent application to facilitate the creation of a new lot from the lands municipally addressed as 45 and 55 Van Kirk Drive, and 12 Canam Crescent (the "Subject Lands"). Notwithstanding the separate addresses, tax assessment number, and the lot fabric, as detailed in Schedule A1 and A2, the Subject Lands are part of one Block but contain separate tax assessment number and addresses.

2.0 SITE DESCRIPTION

The Subject Lands are in the City of Brampton and is generally located north of Bovaird Drive, east of Van Kirk Drive, west of Hurontario Street, and south of Sandalwood Parkway. The Subject Lands are all owned by Aecon Construction and Materials Limited. 45 and 55 Van Kirk Drive is currently operating as an Asphalt Plant, and 12 Canam Crescent contains a building used for the Owner's commercial operation.

The severed lot will have approximately 112.09 metres of frontage along Canam Crescent, and an lot area of approximately 1.79 hectares (6,457.97 m²). Access to the proposed lot to be severed is currently provided by an entrance from Canam Crescent. We note that the retained lot is zoned as Industrial Four A (M4A). The lot to be severed is zoned as Highway Commercial One (HC1). The future lots are consistent with the policies of the PPS, promote and provide intensification and effectively use land and resources.

The proposed Consent concept plan has been included as Schedule B1.

3.0 PROPOSAL

The Subject Lands are part of one lot owned by Aecon Construction and Materials Limited but contain separate assessment numbers and addresses. The Owner of the Subject Lands wishes to sever the subject lands into two lots as illustrated in Schedule B2. No new buildings are proposed on the retain or to be severed lot at this time. The Owner wishes to sell the severed lot



with the intended use as Auto related (sales / service etc.). The Plan for the severed lot are to be determined by the future purchaser.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the Subject Lands. The Provincial Policy Statement, Growth Plan, Region of Peel Official Plan, City of Brampton Official Plan, and the City of Brampton Zoning By-law.

4.1 The Planning Act

The Planning Act establishes the legislative framework for land use planning in Ontario and effectively describes how the land uses can be controlled. Concerning the application made, Section 53 sets the legislative framework for Consents.

Section 2 and 3 of the Planning Act require that planning decisions have regard to matters of provincial interest, be consistent with the provincial policy statements and conform to the provincial plans that are in effect. Sections 4.2 and 4.3 of this report will examine the applicable provincial policy and plans as they relate to the Subject Lands.

Based on a comprehensive review of the proposal and applicable sections of the Planning Act, it is the opinion of the undersigned that the proposed lot compiles with the applicable Planning Act requirements. The proposed Consent complies with the Planning Act.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (the "PPS") is a statement of the government's policies on land use planning and the intention is to provide policy direction on land use matters all in the interest of the Province. All land use planning is required to be consistent with the PPS. Section 1.3.2.1 states *planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*

The proposed Consent is consistent with the Provincial Policy Statement (PPS)

4.3 A Place to Grow - The Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan was created by the Province to guide the building of stronger more prosperous communities through the management of growth. The Growth Plan contains various principles which are intended to guide decisions on how land is developed. These guiding principles include building compact, vibrant, and complete communities, managing growth, protecting natural resources, and optimizing the use of infrastructure, supporting a range and mix of housing options and providing for different approaches to managing growth that recognize the diversity of communities.

Section 1.1 of the Growth Plan outlines the several challenges that the Province and the Greater Golden Horseshoe (GGH) face when considering growth and development. The intent of the



Growth Plan is to guide decisions on a wide variety of issues in the interest of promoting economic prosperity.

Section 1.2 of the Growth Plan provides policies of the vision for the GGH, that the communities will be supported by a strong economy, ensure a cleaner environment and social equity and thriving, livable, vibrant, and productive urban and rural communities.

The proposed Consent conforms with the Growth Plan.

4.4 The Region of Peel Official Plan

The Region of Peel Official Plan outline provides strategies for growth and development for the period of 2005 - 2031. The Region is undergoing its Municipal Comprehensive Review (MCR) in accordance with the requirements of the Provincial Policy Statement and the Growth Plan. The new Region of Peel Official Plan, as modified, came into effect as of November 4, 2022, replacing the previous Region of Peel Official Plan.

As per Schedule C, the Subject Lands are in the "Employment Areas" in the Region Official Plan. Policies for Employment Areas are outlined in Section 5.8. Section 5.8.1 states:

To provide sufficient lands in Employment Areas in Peel to support a vibrant and sustainable regional economy, to further the economic development goals of the local municipalities and to contribute to complete communities, in accordance with the policies in the provincial Growth Plan and in accordance with the policies of this Plan including the forecasts set out in Table 3

The proposed are maintaining the existing use of employment areas. It is opinion of the undersigned that the proposed lot will support and maintain the Region's goals and would complement and be compatible with the Employment Area. The proposed Consent conforms to the Region of Peel Official Plan.

4.5 The City of Brampton Official Plan

As per Schedule D, the severed lot is zoned as Business Corridor and the retained lot is zoned as Industrial.

Regarding the Business Corridor, the permitted use for this designation is as follows:

A number of uses shall be prohibited on lands designated Business Corridor including auto-body paint and repair, automobile repair, commercial self-storage warehouses, and retail and industrial uses that involve outdoor storage and outdoor display of merchandise. In addition, a superior level of urban design is required to maintain the positive business image of the City's industrial areas, including restricting open storage and truck trailer parking areas away from their entrances.

The proposed Consent conforms to the City of Brampton Official Plan.

4.6 City of Brampton Zoning By Law 270-2004

As illustrated in Schedule E, the Subject Lands are zoned as Industrial Four A (M4A), and Highway Commercial One (HC1).



Permitted uses within **Industrial Four A (M4A)** are as follows:

- **Industrial**
 - the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use.
 - a printing establishment
 - a warehouse
 - a Parking lot
- **Non-Industrial**
 - Radio or television broadcasting and transmission establishment
 - a recreational facility or structure
 - a community club
 - an animal hospital
 - a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law
- **Accessory**
 - an associated educational use
 - an associated office
 - A retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
 - purposes accessory to the other permitted purposes

The following are the summary provisions relative to the M4A zone:

Provision	Development Metric
(a) Minimum Lot Width	30 metres
(b) Minimum Front Yard Depth	25 metres
(c) Minimum Interior Side Yard Width	6 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional
(d) Minimum Exterior Side Yard Width	8 metres
(e) Minimum Rear Yard Depth	20 metres except that where it abuts a rail line, there is no requirement



(f) Maximum Building Height	No restriction but maximum 2 storeys on a lot which abuts a residential zone
(g) Minimum Landscaped Open Space	Except at approved driveway locations, a minimum 3-metre-wide strip shall be provided along any lot line abutting a street or an Institutional Zone (ii) A minimum 6-metre-wide strip shall be provided along any lot line abutting a Residential Zone
(h) Outside Storage	Not permitted

Permitted uses within **Highway Commercial One (HC1)** are as follows:

- **Commercial**
 - a hotel or motel
 - a motor vehicle or boat sales, rental, leasing or service establishment,
 - a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment
 - only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop
 - a parking lot
 - a dining room restaurant, a convenience restaurant, a take-out restaurant
 - a tavern
 - a taxi or bus station
 - banquet facilities
 - a community club
 - a tool and equipment rental establishment
 - an animal hospital
 - uses permitted by a HC2 Zone

The following are the summary provisions relative to the HC1 zone:

Provision	Development Metric
(a) Minimum Lot Width	38 metres
(b) Minimum Lot Depth	No requirement
(c) Minimum Front Yard Depth	15 metres



(d) Minimum Interior Side Yard Width	3 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 6 metres
(e) Minimum Rear Yard Depth	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
(f) Maximum Building Height	3 storeys
(g) Minimum Landscaped Open Space	20% of the required front yard and 50% of the required exterior side yard
(h) Other	No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zones

The severed lot will provide a lot frontage of 112.09 and a lot area of 6,457.97 square metres and the retained lot will maintain a lot frontage of 194.41 metres and a lot area of 53,734.93 square metres, both far exceeding the minimums in the City Zoning By-laws.

The severed lot and retained lot are in keeping with the provisions of the City of Brampton Zoning By-law.

5.0 SUMMARY FINDINGS

Based on the analysis and findings presented in this report, it is in the opinion of the undersigned that the proposed Consent is in the public interest and represents good planning for the following reasons:

- The proposed Consent complies with the Planning Act
- The proposed Consent is consistent with the Provincial Policy Statement (PPS)
- The proposed Consent conforms with the Growth Plan
- The proposed Consent conforms to the Region of Peel Official Plan and the City of Brampton Official Plan.
- The proposed Consent is in keeping with the City of Brampton Zoning By-law.

Should you have any questions, please don't hesitate to contact the undersigned.
Yours Very Truly,

Mustafa Ghassan
Delta Urban Inc.



SCHEDULE A1



LEGEND

-  SITE BOUNDARY
-  ASSESSMENT AREA



8800 Dufferin St, Suite 104
Vaughan, ON, L4K 0C5
Tel: (905)660-7667 | Fax: (905) 660-7076

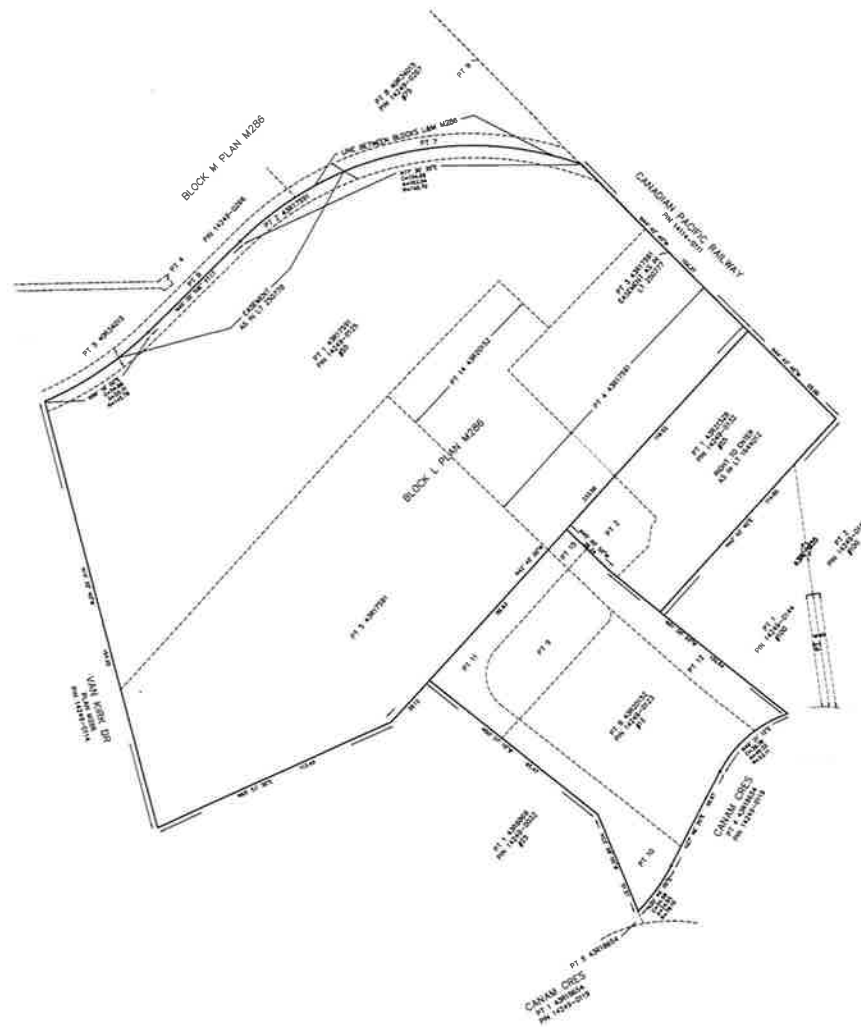
Date: November 28, 2022



SCHEDULE A2

SEVERANCE SKETCH
BRAMPTON ASPHALT PLANT
COMPILED TITLE SEARCH AND SURVEY

SCALE: 1:1000





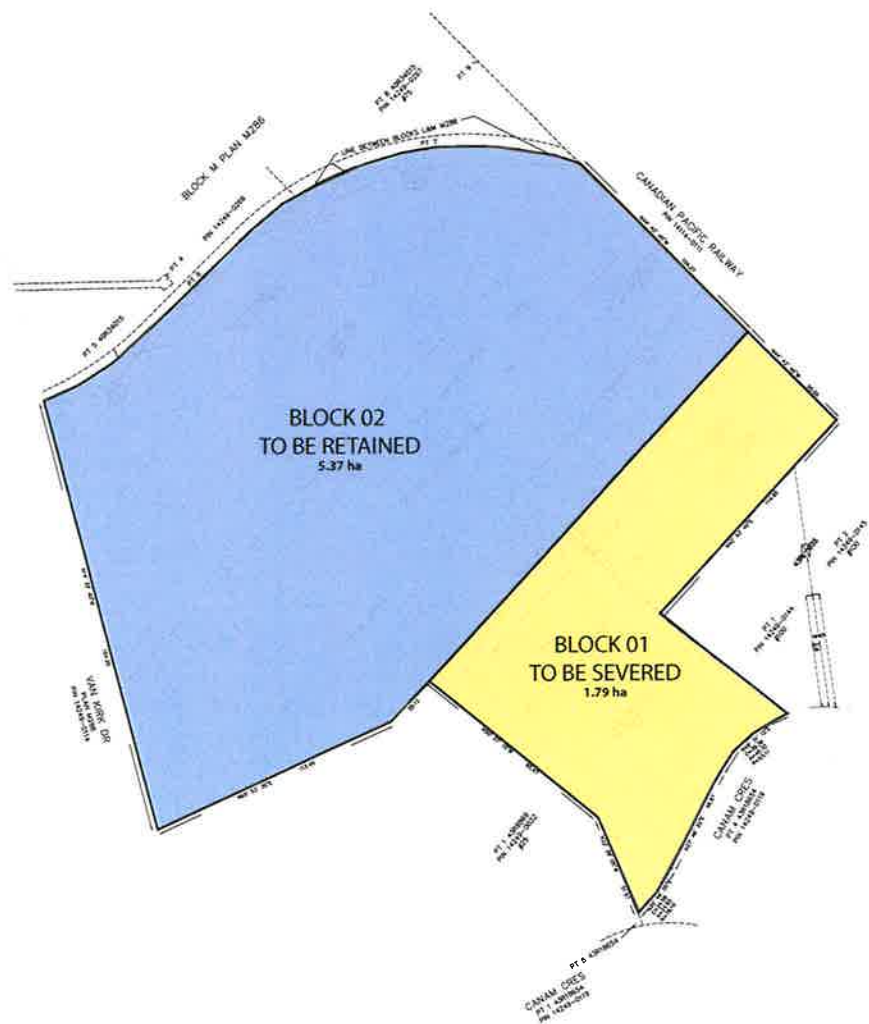
SCHEDULE B1

SCHEDULE B1

SEVERANCE SKETCH
BRAMPTON ASPHALT PLANT
COMPILED TITLE SEARCH AND SURVEY



METRIC

SCALE: 1:1000



FOR DISCUSSION PURPOSES ONLY

LEGEND

-  LANDS TO BE RETAINED
-  LANDS TO BE SEVERED



DELTA URBAN

8800 Dufferin St, Suite 104
Vaughan, ON, L4K 0C5
Tel: (905)660-7667 | Fax: (905) 660-7076

Date: November 28, 2022



SCHEDULE B2

SCHEDULE B2

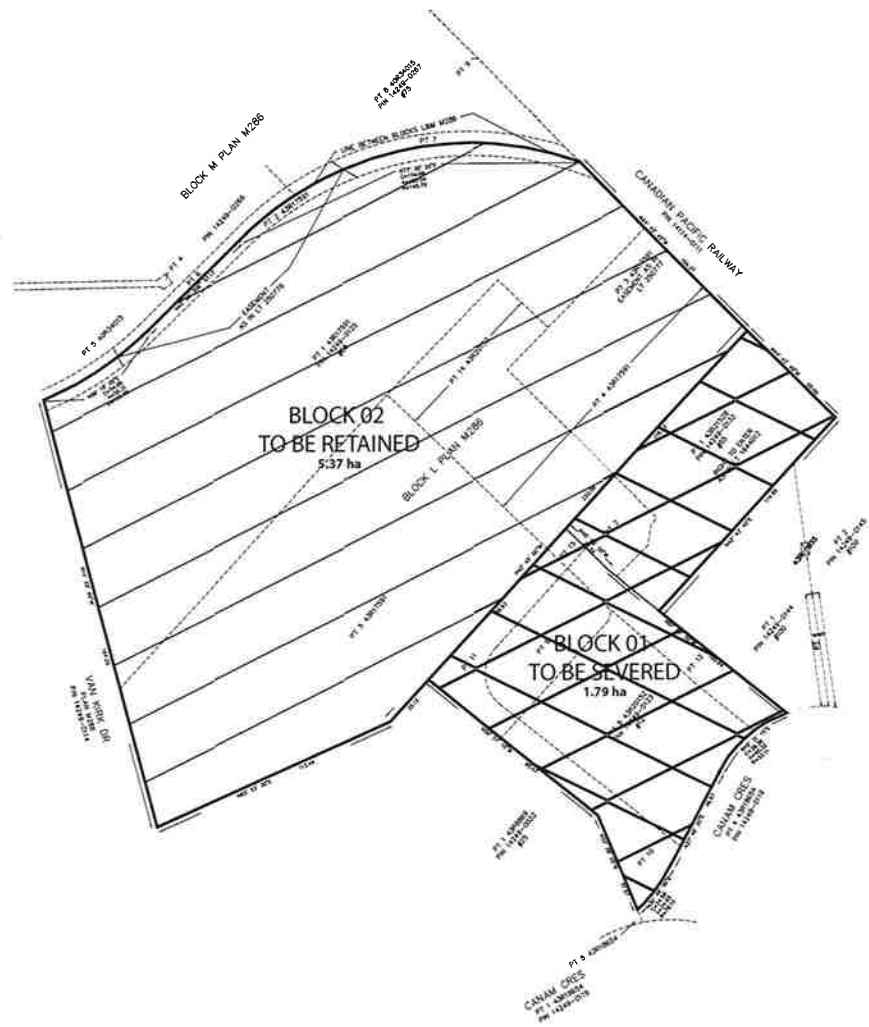
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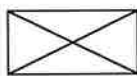
METRIC

SCALE: 1:1000



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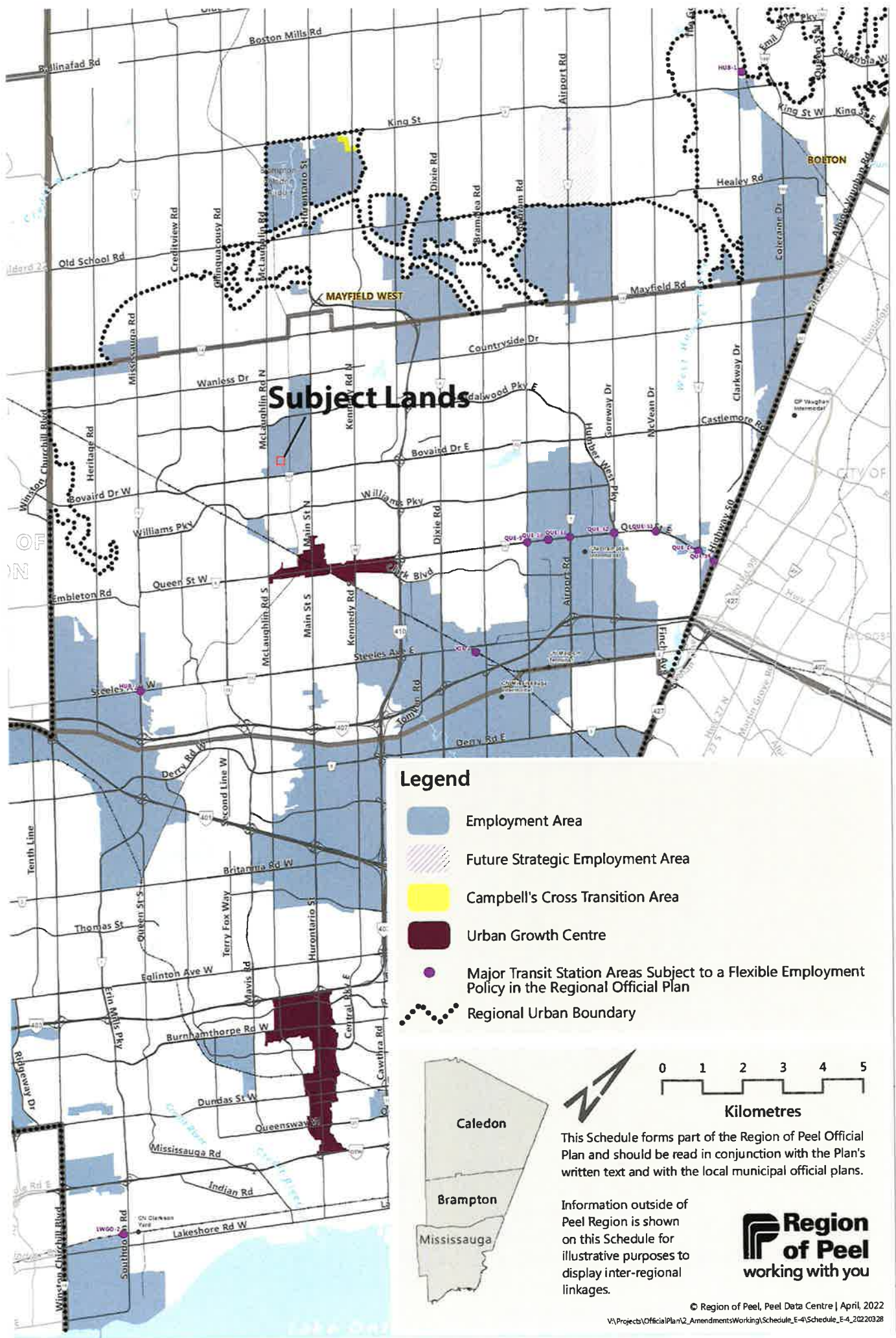
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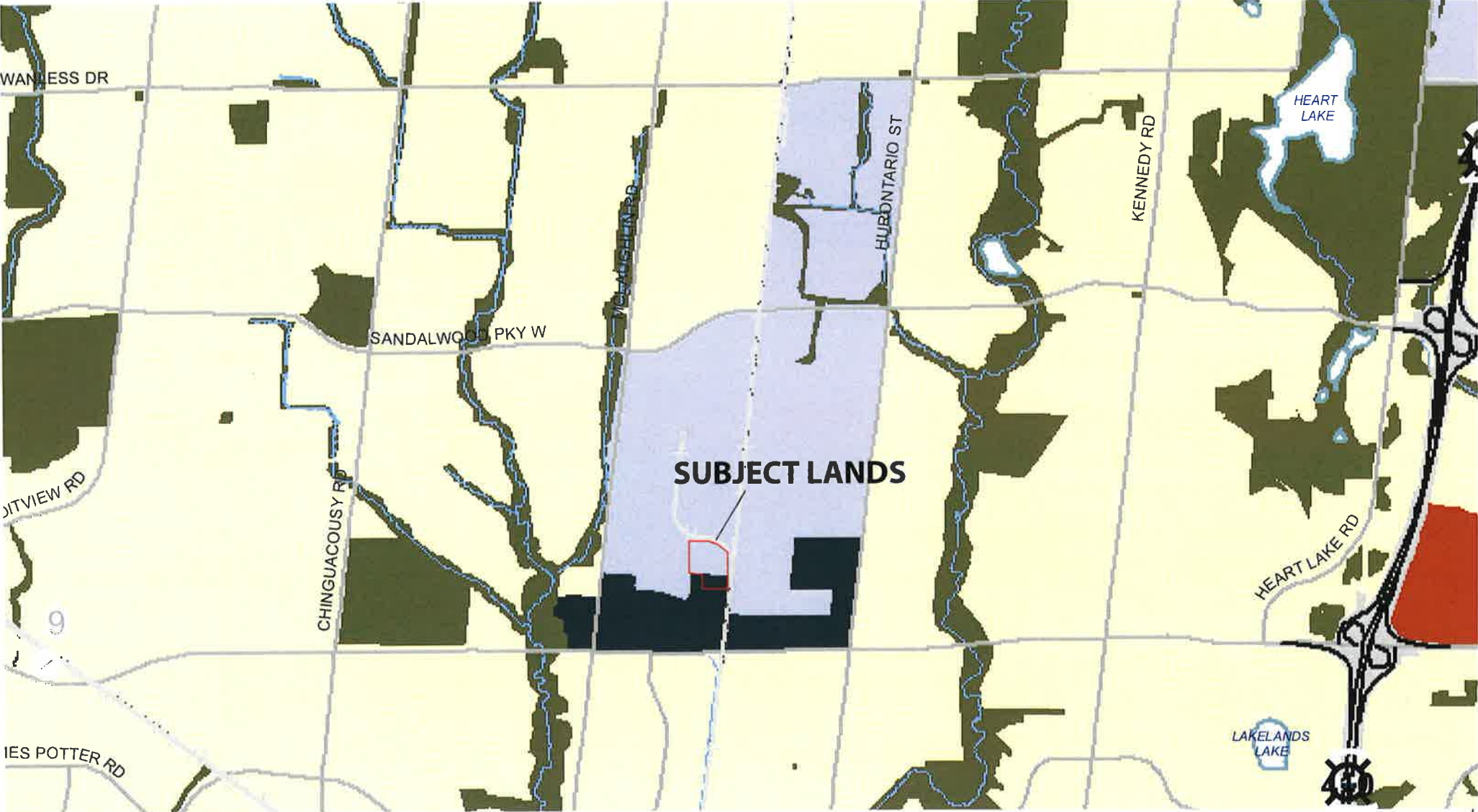


SCHEDULE C





SCHEDULE D



BUSINESS CORRIDOR	N-W BRAMPTON URBAN DEVELOPMENT AREA	PROVINCIAL HIGHWAYS	VILLAGE RESIDENTIAL	CORRIDOR PROTECTION AREA
ESTATE RESIDENTIAL	OFFICE	REGIONAL RETAIL	CENTRAL AREA	GREENBELT LEGEND
INDUSTRIAL	OPENSOURCE	RESIDENTIAL	SPECIAL LAND USE POLICY AREA	L.B.P.I.A. OPERATING AREA
MAJOR INSTITUTIONAL	PARKWAY BELT WEST	UTILITY	SPECIAL STUDY AREA	DEFERRAL





SCHEDULE A GENERAL LAND USE DESIGNATIONS



SCHEDULE E



LEGEND

-  SITE BOUNDARY
-  SITE ASSESSMENT AREA
-  HIGHWAY COMMERCIAL ONE (HC1)
-  INDUSTRIAL FOUR ONE (M4A)



DELTA URBAN

8800 Dufferin St, Suite 104
Vaughan, ON, L4K 0C5
Tel: (905)660-7667 | Fax: (905) 660-7076

Date: November 28, 2022



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 AECON CONSTRUCTION AND MATERIALS LIMITED
(print given and family names in full)

Address 20 Carlson Court, Suite 105, Toronto, Ontario M9W 7K6

Phone # _____ Fax # _____

Email PKarczmarczyk@aecon.com

(b) Name of Authorized Agent Mustafa Ghassan

Address 8800 Dufferin Street, Suite 104, Vaughan, Ontario L4K 0C5

Phone # 647-833-3047 Fax # _____

Email mustafag@deltaurban.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: Transfer for a 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.

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

a) Name of Street Van Kirk Drive & Canam Number 45 & 55 & 12

b) Concession No. CON.1 W.H.S. Lot(s) 11

c) Registered Plan No. M-286 Lot(s) _____

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

e) Assessment Roll No. 10-6-0-001-28900-0000 Geographic or Former Township _____

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

Yes ☐ No ☒

Specify: _____

6. Description of severed land: (in metric units)

a)

Frontage

112.09 metres

Depth

118.63 metres

Area

6,457.97m2

b)

Existing Use

Commercial

Proposed Use

Commercial

c)

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

(existing)

One Building

(proposed)

No proposed Building at this time and is to be determined in the future

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

194.41 metres

Depth

337.96 metres

Area

53,734.93m2

b)

Existing Use

Industrial

Proposed Use

Industrial

c)

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

(existing)

No Buildings

(proposed)

No Buildings

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?

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>Commercial</u>	<u>Industrial (M4A)</u>
Official Plans		
City of Brampton	<u>Commercial</u>	<u>Industrial (M4A)</u>
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 # M-286 Status/Decision 2/11/1996

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		
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 Toronto

this 28th day of November, 2022.


Signature of Applicant, or Authorized Agent, see note on next page
Peter Karczmarczyk - Sr. Director Procurement

Check box if applicable:

☒ I have the authority to bind the Corporation

PETER KARCZMARZYK **DECLARATION**

I, Mustafa Ghassan of the City of BURLINGTON

in the County/District/Regional Municipality of Peel HALTON 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 28th day of November, 2022.


Signature of applicant/solicitor/authorized agent, etc.

Submit by Email

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

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

Nov. 29, 2022

