

**APPLICATION # B-2023-0008**  
**Ward # 9**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **1552262 ONTARIO 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 2.96 hectares (7.33 acres). The proposed severed lot has a frontage of approximately 33.48 metres (109.84 feet); a depth of approximately 175.88 metres (577.03 feet) and an area of approximately 0.54 hectares (1.34 acres). It is proposed that the severed parcel be merged with the adjacent parcel to the north. (Concurrent Consent Application B-2023-0009)

**Location of Land:**

Municipal Address: 0 Ace Drive

Former Township: Toronto Gore

Legal Description: Part of Block 3, Plan 43M-1907

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, April 18, 2023 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 an 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, the Minister, a specified person or a public body.

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: APRIL 13, 2023**

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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**

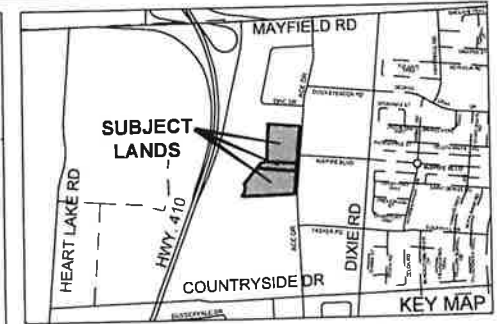
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at [www.elt.o.gov.on.ca](http://www.elt.o.gov.on.ca)

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 **30th Day of March, 2023**

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)



**CONSENT SKETCH  
1552262 ONTARIO INC.**

0 ACE DRIVE,  
BLOCK 2 & PART OF BLOCK 3,  
PLAN 43M-1907,  
CITY OF BRAMPTON,  
REGIONAL MUNICIPALITY OF PEEL

**CONSENT STATISTICS**

-  LANDS TO BE SEVERED:  
1.1262ha (2.78ac)
  -  LANDS TO BE RETAINED & ORIGINAL LANDS  
FOR LOT ADDITION:  
1.1585ha (2.86ac)
  -  LANDS TO BE SEVERED FOR LOT ADDITION:  
0.5415ha (1.34ac)
  -  ORIGINAL LANDS TO BE RETAINED:  
2.4247ha (5.99ac)
- TOTALS: 5.2510ha (12.98ac)**



SCALE 1:1500  
FEBRUARY 22, 2023

**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 **April 18, 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, April 13, 2023.**

- 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, April 13, 2023.**
  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, April 13, 2023.**
- 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, April 13, 2023.** 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.



Partners:  
**Glen Broll**, MCIP, RPP  
**Colin Chung**, MCIP, RPP  
**Jim Levac**, MCIP, RPP  
**Jason Afonso**, MCIP, RPP  
**Karen Bennett**, MCIP, RPP  
  
*In Memoriam, Founding Partner:*  
**Glen Schnarr**

March 6, 2023

GSAI File: 1011 – 010

Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Attn: Jeanie Myers  
Secretary-Treasurer

**RE: Consent Applications**  
**1552262 Ontario Inc.**  
**0 Ace Drive, City of Brampton**

*B-2023-0008 AND B-2023-0009*

Dear Ms. Myers,

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to 1552262 Ontario Inc. (the 'Owner') of the lands municipally known as 0 Ace Drive, in the City of Brampton (the Subject Lands'). On behalf of the Owner, we are pleased to provide two (2) Applications for Consent to permit a lot addition and a severance.

In support of these Applications, please find attached the following:

- A copy of the completed Committee of Adjustment Application Form for the severance;
- A copy of the completed Committee of Adjustment Application Form for the lot addition;
- A copy of the Draft Reference Plan, prepared by R-Pe Surveying Ltd;
- A copy of the Consent Sketch, prepared by GSAI, dated February 22, 2023; and,
- A copy of the Site Plan, prepared by RH Carter Architects, dated December 5, 2022.

Payment of the application fees will be provided prior to circulation.

#### **SUBJECT LANDS & CONTEXT**

The Subject Lands are an employment lot, located on the west side of Ace Drive. The Site has an area of approximately 2.28 hectares (5.7 acres), with a frontage of approximately 166 metres on Ace Drive. It is currently vacant.

The area surrounding the Subject Lands is evolving as the Employment Area is fully implemented. Surrounding uses include a variety of employment-related developments, including car dealerships with surface parking areas.



### **OFFICIAL PLAN & ZONING**

The Subject Lands are designated 'Prestige Industrial' by the in-effect City of Brampton Official Plan. This designation permits a range of employment-related uses.

The Site is also subject to the City of Brampton Zoning By-law 2006 – 50 ('By-law 2006 – 50') and is zoned 'Industrial, Special Section 2256 (M1-2256)'. In accordance with a Minor Variance Approval received in 2017 (City File A17-037), the proposed development is a permitted use.

### **PROPOSAL**

The Owner is seeking permission to sever the Subject Lands into two (2) parcels (Parcel 'A' – to be retained and Parcel 'B' – to be severed) and to sever additional lands owned by the Owner into two (2) parcels (Parcel 'C' – to be retained for lot addition and Parcel 'D' – to be severed) so that each parcel can be held in separate ownership. Specifically, Parcel 'C' is to be incorporated into the adjacent lands to the north (Parcel 'B') for the purpose of a lot addition. Parcels 'B' and 'C' are to be legally merged on-title. Furthermore, Parcels 'A', 'C' and 'D' are to be held in separate ownership. No new construction is proposed on Parcels 'A', 'B', 'C' or 'D' as a result of these Applications. This Application is to further implement the proposed development contemplated as part of an ongoing Site Plan Approval (SPA) application for the Subject Lands (City File SPA-2022-0037). For clarity, no additional relief will be triggered by approval of these Consent Applications and these Applications will not compromise the technical review occurring as part of the ongoing SPA application.

The following provides a summary of the severances proposed:

Severance 1 (Parcels 'A' and 'B')

***Lands To Be Retained (Parcel 'A')***

Area: 2.42 hectares (5.99 acres)

Frontage: 87.75 metres

***Lands To Be Conveyed (Parcel 'B')***

Area: 0.54 hectares (1.34 acres)

Frontage: 33.48 metres

Severance 2 (Parcels 'C' and 'D')

***Lands To Be Retained For Lot Addition (Parcel 'C')***

Area: 1.16 hectares (2.86 acres)

Frontage: 84.98 metres

***Lands To Be Conveyed (Parcel 'B')***

Area: 1.05 hectares (2.6 acres)

Frontage: 70.8 metres



## **SEVERANCE TESTS**

In my opinion, the Proposal satisfies all of the criteria established by Section 51(24) of the *Planning Act*, as amended, based on the following:

### ***The Severance Satisfies Provincial Interests***

The Proposal implements applicable Provincial policies which encourage intensification, the preservation of the natural environment and the efficient use of existing and planned infrastructure. The Proposal is consistent with the policies of the Provincial Policy Statement ('PPS'), 2020 and conforms to the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020.

### ***The Severance Is Not Premature***

The Proposal satisfies the current and growing demand for employment opportunities within the City of Brampton in a manner that is consistent with the City Structure. The consent process is the appropriate vehicle for the proposed lot addition and severance and a Plan of Subdivision is not required. Based on the above, the Applications are not premature.

### ***The Severance Conforms To The Official Plan and Adjacent Subdivisions***

The City of Brampton Official Plan describes 'Prestige Industrial' lands as areas where employment-related development is to be encouraged and as such, a range of employment-related uses and built forms are permitted. A high-quality built form is to be encouraged. The Proposal complies with the Official Plan's development criteria for 'Prestige Industrial' areas. Additionally, the new lots and modified lot are in keeping with the existing and planned vision for the surrounding community. Therefore, it is my opinion that the proposed severances comply with the policies of the Official Plan.

### ***The Dimensions and Shapes Of The Proposed Lots Are Appropriate***

The dimension and shape of the proposed lots reflect the existing and evolving lotting pattern in the surrounding community. Additionally, the proposed lots have been appropriately designed to be consistent with those found in the surrounding area and to function independently. The development standards for the lots are met. The lots are therefore not out of character and are appropriate for the lands. Finally, the proposed lots are appropriate for the proposed, future development condition.

### ***No Unreasonable Restrictions Will Apply To The Severed Lots Or Adjacent Lands***

Any required easements will be secured as needed. No unreasonable restrictions will apply to the severed lots or adjacent lots.

### ***The Proposed Severance Will Have No Impact On Existing Utilities, Municipal Services***

The Subject Lands have access to full municipal services. There are also no servicing capacity concerns.



***No Lands Conveyed For Public Purposes***

A requirement for a widening has not been identified. Any required dedications will be secured as needed, and this Application will not preclude their future dedication.

***The Plan's Design Optimizes The Available Supply, Means of Supply, Efficient Use and Conservation of Energy***

To the greatest extent possible, the future structures will efficiently use energy and will be in keeping with the requirements of the Ontario Building Code, as amended.

**CONCLUSION**

As described above, the requested consent satisfied the criteria of Section 51 (24) of *Planning Act*, as amended, and represents good planning. I trust this is helpful.

If you require any further information, please do not hesitate to contact the undersigned.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

Jim Levac, MCIP, RPP  
Partner



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** 1552262 Ontario Inc.  
(print given and family names in full)

**Address** 5 Coachworks Crescent, Brampton, ON L6R 2Y2

**Phone #** 905.595.1455 **Fax #** \_\_\_\_\_

**Email** jaylim@policaro.ca

(b) **Name of Authorized Agent** Glen Schnarr & Associates Inc. c/o Jim Levac

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

**Phone #** 905.580.2854 **Fax #** \_\_\_\_\_

**Email** jiml@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:** To sever lands for a lot addition. See accompanying Consent Sketch and Submission Letter for further detail

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** Ace Drive **Number** 0

b) **Concession No.** \_\_\_\_\_ **Lot(s)** PT BL 3

c) **Registered Plan No.** 43M-1907 **Lot(s)** \_\_\_\_\_

d) **Reference Plan No.** \_\_\_\_\_ **Lot(s)** \_\_\_\_\_

e) **Assessment Roll No.** 211007000718480 **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 33.48 Depth 175.88 Area 0.54

b) Existing Use Vacant Proposed Use Vacant

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) 0  
(proposed) 0

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?  
Not Applicable

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):	<u></u>	

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):	<u></u>	

7. Description of retained land: (in metric units)

a) Frontage 87.75 Depth 175.88 Area 2.42

b) Existing Use Vacant Proposed Use Vacant

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) 0  
(proposed) 0

d)	<b>Access will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	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?

Not Applicable

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f)	<b>Water supply will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	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)	<b>Sewage disposal will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	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
<b>Zoning By-Law</b>	M1-2256	M1-2256
<b>Official Plans</b>		
City of Brampton	Prestige Industrial	Prestige Industrial
Region of Peel	Urban Area	Urban Area

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	_____	_____
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 \_\_\_\_\_ Mississauga \_\_\_\_\_  
this 6th \_\_\_\_\_ day of February \_\_\_\_\_, 2023.

  
\_\_\_\_\_  
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, Jim Levac of the Town of Oakville  
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 6th \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 2023.

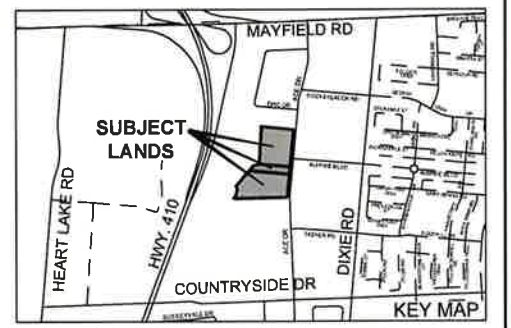
  
\_\_\_\_\_  
Signature of applicant/solicitor/authorized agent, etc.

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

  
\_\_\_\_\_  
Signature of a Commissioner, etc.

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.	
<u>Rose Bruno</u> Zoning Officer	<u>March 9, 2023</u> Date





DATE RECEIVED March 6, 2023  
Date Application Deemed Complete by the Municipality \_\_\_\_\_



**CONSENT SKETCH**  
**1552262 ONTARIO INC.**

0 ACE DRIVE,  
BLOCK 2 & PART OF BLOCK 3,  
PLAN 43M-1907,  
CITY OF BRAMPTON,  
REGIONAL MUNICIPALITY OF PEEL

**CONSENT STATISTICS**

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-  **LANDS TO BE SEVERED FOR LOT ADDITION:**  
0.5415ha (1.34ac)
-  **ORIGINAL LANDS TO BE RETAINED:**  
2.4247ha (5.99ac)

**TOTALS: 5.2510ha (12.98ac)**



SCALE 1:1500  
FEBRUARY 22, 2023



**PLAN OF SURVEY OF  
BLOCK 2 AND PART OF BLOCK 3  
PLAN 43M-1907  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:500

R-PE SURVEYING LTD., O.L.S.  
METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**NOTES**

- M REMOTE MONUMENT FOUND
- D REMOTE MONUMENT SET
- SDR REMOTE STANDARD IRON BAR
- SDR REMOTE SHORT STANDARD IRON BAR
- S REMOTE IRON BAR
- PS REMOTE PLASTIC SIGN
- PLM REMOTE PROPERTY LOCATION MARKER
- PL1 REMOTE PLAN 43M-1907
- PL2 REMOTE PLAN 43M-1904
- PL3 REMOTE PLAN 43M-1908
- MRG REMOTE MARKER
- ORP REMOTE OBSERVED REFERENCE POINT
- RP(C) REMOTE R-PE SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY HOLDING JAMES UNDERWOOD INC., O.L.S. UNLESS NOTED OTHERWISE.

**INTEGRATION NOTE**

BOUNDARIES ARE LTM ONE, DERIVED FROM OBSERVED REFERENCE POINTS A AND B USING CAN-NET REAL TIME NETWORK (WITH NL 200205000A, LTM ZONE 17, NAD83 (CSRS) (CSRSV-2010)).

COORDINATES ARE LTM ZONE 17, NAD83 (CSRS) (CSRSV-2010), TO UTM98N ACCURACY FOR SEC. 14 (2) OF CLASS 20/10, AND SHOWN IN THOSE UNITS. BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

POINT ID NORTHING EASTING  
 ORP A 484000.80 207577.28  
 ORP B 484338.80 207328.58  
 RP(C) 200205000B 483194.52 206266.11

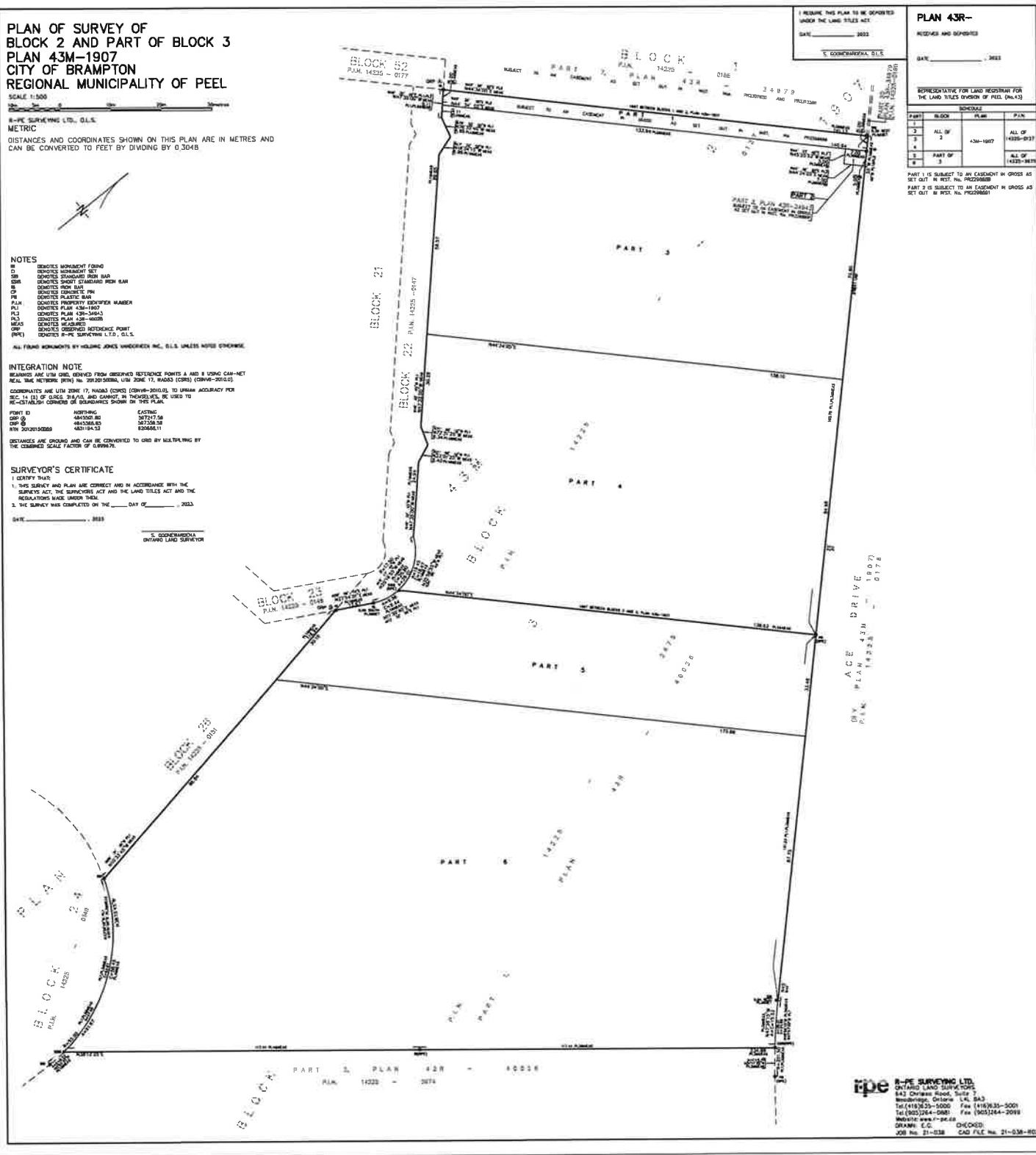
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999976.

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DATE: \_\_\_\_\_, 2023

S. GOSWAMIDHAN  
ONTARIO LAND SURVEYOR



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: \_\_\_\_\_, 2023  
 S. GOSWAMIDHAN, O.L.S.

**PLAN 43R-**  
 RECEIVED AND DEPOSITED  
 DATE: \_\_\_\_\_, 2023

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (PL43)

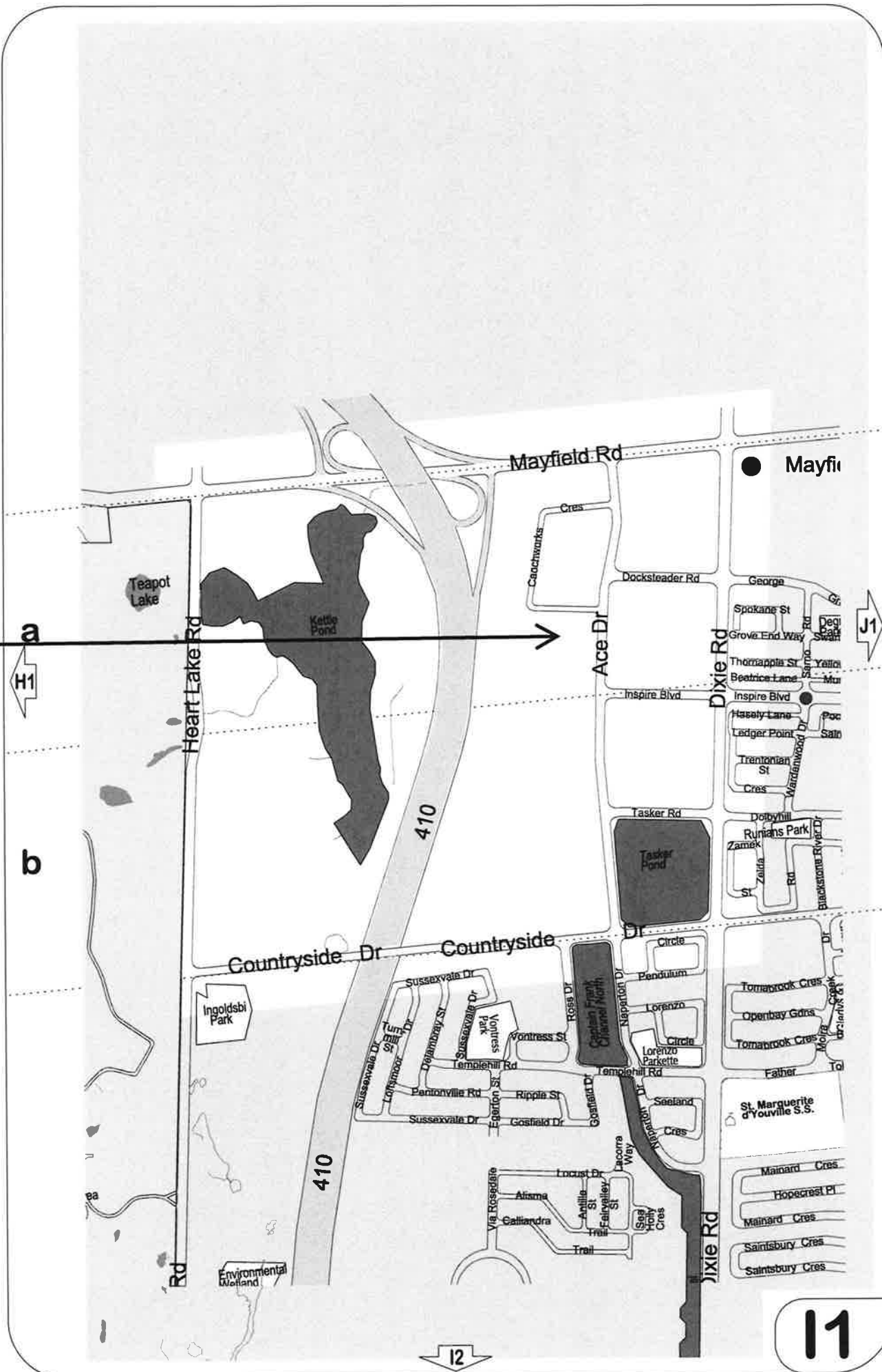
SCHEDULE			
PART	BLOCK	PLAN	P.L.N.
1, 2	ALL OF	43M-1907	ALL OF 14220-0177
3	PART OF		ALL OF 14220-0177

PART 1 IS SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN REG. NO. P222888B  
 PART 2 IS SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN REG. NO. P222888B  
 PART 3 IS SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN REG. NO. P222888B

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 ONTARIO LAND SURVEYORS  
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 Tel: (905) 274-0885 Fax: (905) 274-2098  
 Website: www.r-pe.ca  
 DRAWN: E.C. CHECKED:  
 JOB NO. 21-038 CAD FILE NO. 21-038-002A



B-2023-0008  
B-2023-0009



a  
H1

b

● Mayfield

J1

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