

APPLICATION # B-2023-0009
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 2.21 hectares (5.46 acres). The proposed severed lot has a frontage of 70.8 metres (232.28 feet); a depth of approximately 133.94 metres (439.43 feet) and an area of approximately 1.05 hectares (2.60 acres). No new development is contemplated at this time. (Concurrent Consent Application B-2023-0008)

Location of Land:

Municipal Address: 0 Ace Drive

Former Township: Toronto Gore

Legal Description: Part of Block 2, 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, 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 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

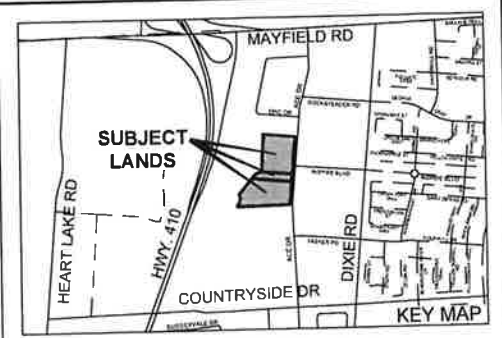
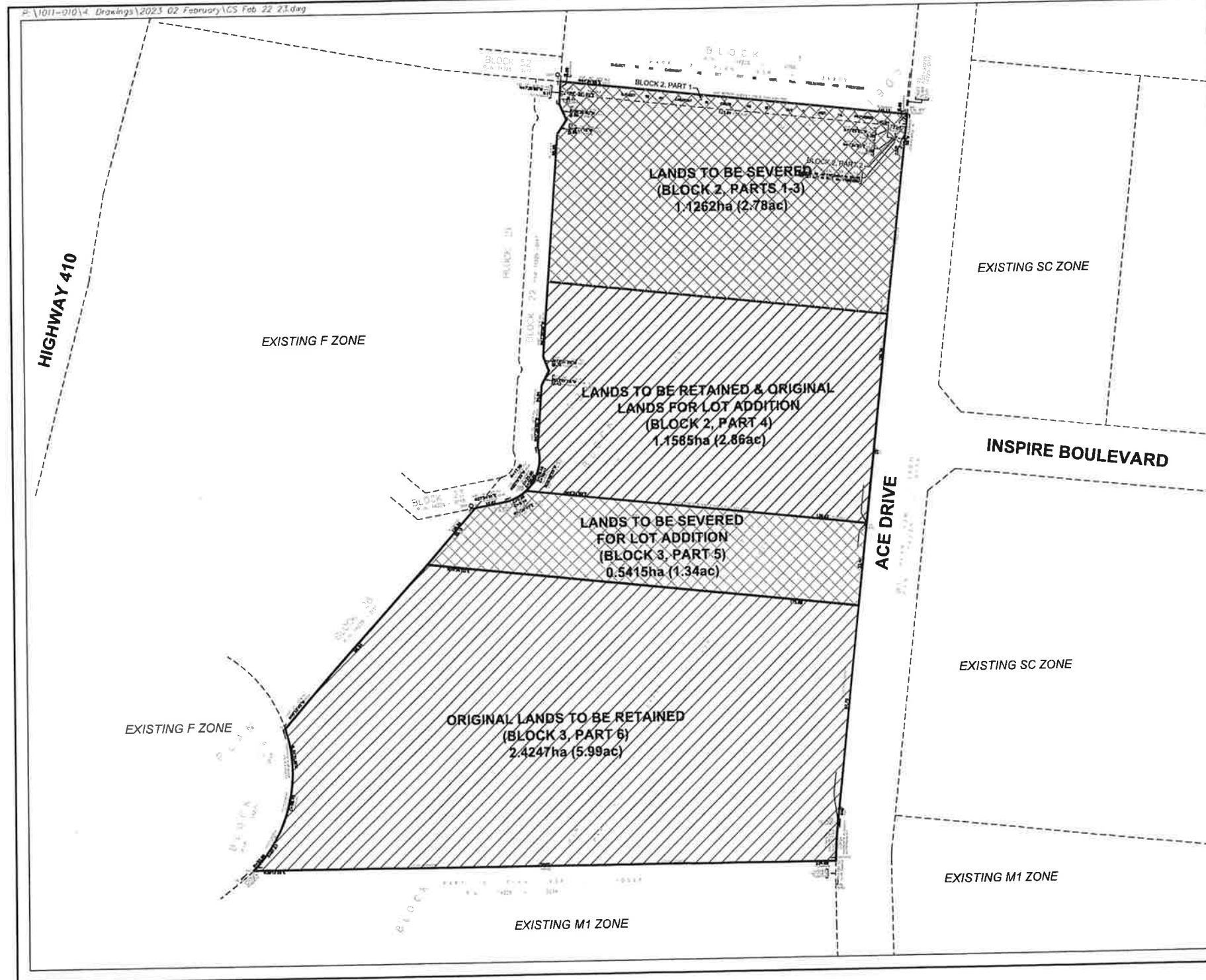
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer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

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



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



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 or 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 or 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 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 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 facilitate lot creation

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** _____

b) **Concession No.** _____ **Lot(s)** _____

c) **Registered Plan No.** 43M-1907 **Lot(s)** BL 2

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

e) **Assessment Roll No.** 211007000718470 **Geographic or Former Township** _____

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

Yes **No**

Specify: Easement As In Instrument PR2298688 and PR2298691

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

a) Frontage 70.8 Depth 133.94 Area 1.05

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 84.98 Depth 138.1 Area 1.16

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)	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): _____		

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	M1-2256 _____	M1-2256 _____
Official Plans		
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 March, 2023.

Check box if applicable:



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

I have the authority to bind the Corporation

DECLARATION

I, Glen Schnarr & Associates Inc. c/o 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.

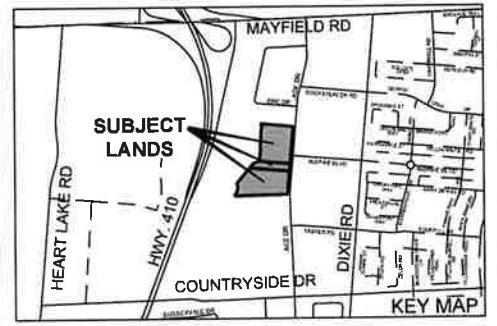


Signature of a Commissioner, etc.

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.	
<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

-  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:
2.42475ha (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-PC 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

- IN GENETICS NOMINANT FORM
 - SB GENETICS NOMINANT SET
 - SB GENETICS STANDARD BORN BAR
 - SB GENETICS SHORT STANDARD BORN BAR
 - SB GENETICS BORN BAR
 - CP GENETICS CORNER TO PIN
 - PL GENETICS PLASTIC LINE
 - PL GENETICS PROPERTY BOUNDARY RANGER
 - PL1 GENETICS PLAN 43M-1907
 - PL2 GENETICS PLAN 43M-2043
 - PL3 GENETICS PLAN 43M-0038
 - MBL GENETICS BOUNDARY
 - OMP GENETICS OBSERVED REFERENCE POINT
 - OPR GENETICS O.P.S. SURVEYING LTD., O.L.S.
- ALL FOUND MONUMENTS BY HOLDING JONES WARDENBERG INC., O.L.S. UNLESS NOTED OTHERWISE.

INTEGRATION NOTE

BEARINGS ARE UTI (NAD 83) DERIVED FROM ADJACENT REFERENCE POINTS A AND B USING CAN-NET PEEL. THE NETWORK SPIN IN 2010/2011, UTM ZONE 17, MAGN (CGRS) (CRVW-2010).

COORDINATES ARE UTM ZONE 17, MAGN (CGRS) (CRVW-2010) TO UTM ACCURACY PER SEC. 14.1(1) OF GEOID 2011, AND SHOWN IN THIS PLAN. UNLESS OTHERWISE NOTED TO THE CONTRARY, COORDINATES OF BOUNDARIES SHOWN ON THIS PLAN.

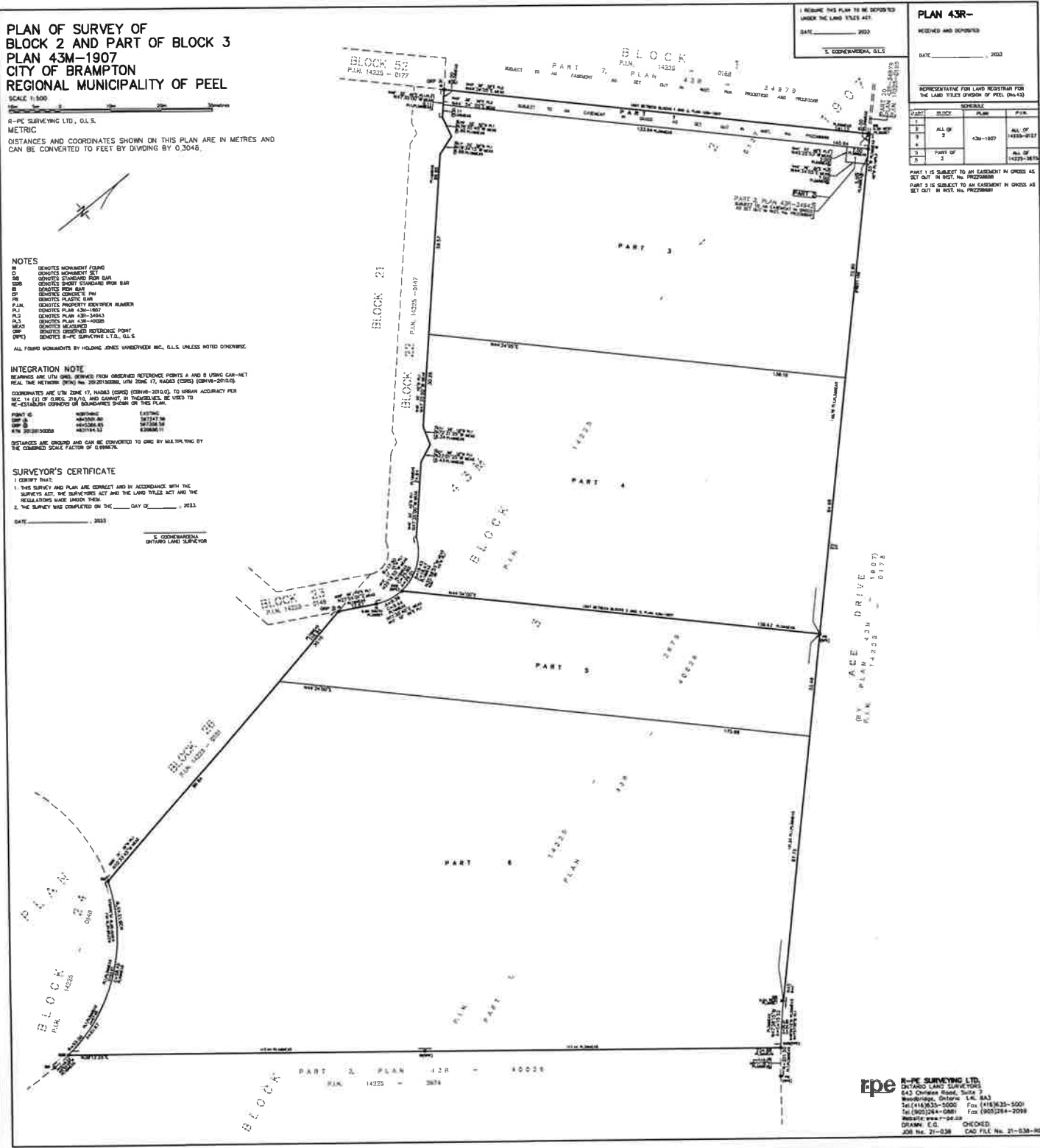
DISTANCES ARE GIVEN AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999974.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2013.

DATE: _____, 2013

S. GOODEWARDENA
ONTARIO LAND SURVEYOR



I HEREBY DECLARE THIS PLAN TO BE CORRECT UNDER THE LAND TITLES ACT.
DATE: _____, 2013
S. GOODEWARDENA, O.L.S.

PLAN 43M-
REVISED AND REPRODUCED
DATE: _____, 2013

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (O.L.S.)

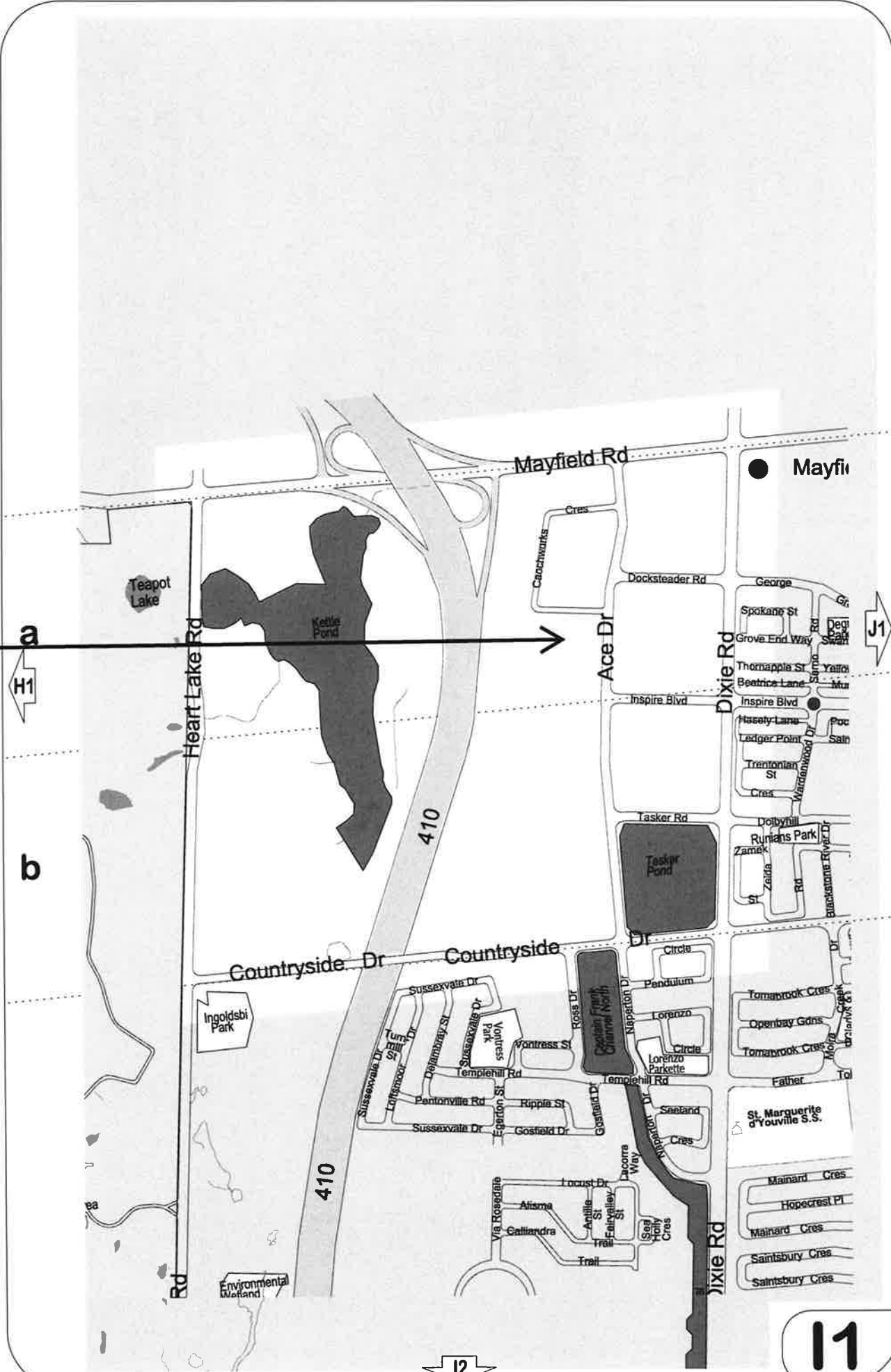
BLK/PT	BLOCK	SCHEDULE	PLAN	AREA
1	ALL OF		43M-1907	ALL OF 14225-0177
2	PART OF			ALL OF 14225-0177
3				
4				

PART 1 IS SUBJECT TO AN EASEMENT IN CROSS AS SET OUT IN DIST. NO. P12208808

PART 2 IS SUBJECT TO AN EASEMENT IN CROSS AS SET OUT IN DIST. NO. P12208808

rpe R-PC SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 2
Woodbridge, Ontario L4L 8A3
Tel: (905) 224-5500 Fax: (905) 224-5501
Tel: (905) 224-0881 Fax: (905) 224-2098
Website: www.r-pe.ca
DRAWN: E.C. CHECKED:
JOB No. 21-028 CAD FILE No. 21-038-REG2

B-2023-0008
B-2023-0009



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