

APPLICATION # B-2023-0012
Ward # 6

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **LINK CHARITY CANADA 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 28,257 square metres (2.83 hectares); together with an easement for shared driveway access and underground servicing. The proposed severed lot has a depth of approximately 45.21 metres (148.33 feet)) and an area of approximately 0.1665 hectares (0.41 acres). The effect of the application is to create a new lot depicted as Lot 2b for future residential purposes. (Concurrent Consent Application B-2023-0011)

Location of Land:

Municipal Address: 7780 Creditview Road

Former Township: Chinguacousy

Legal Description: Part of Lot 14, Concession 4 WHS

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:	YES	File Number: A-2023-0073

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.elto.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

**RETAINED
LAND
0.2528 ha
(0.6246 ac)**

Lot 1

Lot 2a

Lot 2b

**SEVERED
LAND
0.1665 ha
(0.4114 ac)**

NOVA SCOTIA ROAD

3.66m

32.01m
Mutual Driveway
32.69m

3.72m

Existing garage

Existing dwelling

Future Mutual Access



LEGEND

	Total Holdings	4,093 m²
	Retained Land	2,428 m²
	Severed Land	1,665 m²
	Wooded Area	
	Contour Lines	

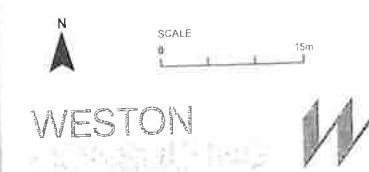
Notes:

- Property Boundary, area, dimensions are approximate, based on Geowarehouse, and subject to confirmation by survey.
- Not based on engineering, floodplain or grading analysis.
- Rivers, streams, contour lines, and wetlands component according to Credit Valley Conservation map dated 05/23/2021.

DRAWN / REVISED

26 JAN 2023	Adding contour lines
06 JAN 2023	Revised for Submission
02 SEPT 2022	Revised areas to be severed
09 AUG 2022	Added proposed building footprint to area B
02 JUN 2022	Revised boundary of the area to be severed
07 APR 2022	Revised severance limit to 7.5m ex. building setback
06 APR 2022	First Draft

PLAN OF SEVERANCE 1
7780 CREDITVIEW ROAD
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



File Number: 10542-1
Date: 2023-01-26
Drawn By: SM
Planner: KP
CAD: 10542-1_Severance Plan_2023-01-26.dgn
Drawing: **S2**

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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

Link Charity Canada Inc.

(print given and family names in full)

Address

45 Harriet Street, Toronto, Ontario M4L 2G1

Phone #

416-461-1207

Fax #

416-465-6367

Email

harry@linkcharity.ca

(b)

Name of Authorized Agent

Weston Consulting c/o Katie Pandey

Address

201 Millway Avenue, Suite 19, Vaughan, Ontario L4K 5K8

Phone #

905-738-8080

Fax #

Email

kpandey@westonconsulting.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:

Creation of a new lot, together with an easement for shared driveway access

and underground servicing.

3.

If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or li

Link Charity Canada Inc.

4.

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

a) Name of Street

Creditview Road

Number

7780

b) Concession No.

4

Lot(s)

14

c) Registered Plan No

Lot(s)

d) Reference Plan No

Lot(s)

e) Assessment Roll No.

211014009704910

Geographic or Former Township

PT LT 14 CON 4 WHS TORONTO AS IN VS228616; T/W VS228616; S/T VS228616 ; CITY OF BRAMPTON

5.

Are there any easements or restrictive covenants affecting the subject lan

Yes

☒

No

☐

Specify:

Mutual driveway

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

a) Frontage N/A Depth 45.21 metres Area 0.1665 hectares

b) Existing Use residential Proposed Use residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severe
(existing) vacant
(proposed) a residential use not specified at this time

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input checked="" 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):	_____	

7. Description of retained land: (in metric un

a) Frontage 3.66 metres Depth 45.21 metres Area 0.409 hectares

b) Existing Use residential Proposed Use residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retaine
(existing) Single detached family dwelling
(proposed) Maintaining the existing single detached family dwelling

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	Residential Hamlet Two	Residential Hamlet Two
Official Plans City of Brampton	Village Residential	Village Residential
Region of Peel	Urban System	Urban System

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	N/A	
Zoning By-law Amendment	N/A	
Minister's Zoning Order	N/A	
Minor Variance	N/A CONCURRENT	A-2023-0073
Validation of the Title	N/A	
Approval of Power and Sale	N/A	
Plan of Subdivision	N/A	

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 Vaughan
this 28th day of February, 20 23.



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, Katie Pandey of the City of Markham

in the County/District/Regional Municipality of York solemnly declare that all the statements contained in 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 Vaughan

in the Region of York

this 28th day of February, 20 23.

Patrizia Santino,
a Commissioner, etc.,
Province of Ontario,
for Weston Consulting Group Inc.
Expires May 31, 2024



Signature of a Commissioner, etc.



Signature of applicant/solicitor/authorized agent, 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.

L Barbuto

Zoning Officer

March 15, 2023

Date

DATE RECEIVED March 17th, 2023



**RETAINED
LAND**
0.2528 ha
(0.6246 ac)

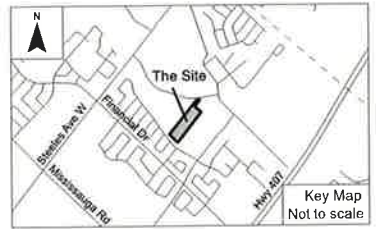
Lot 1

Lot 2a

Lot 2b

**SEVERED
LAND**
0.1665 ha
(0.4114 ac)

NOVA SCOTIA ROAD



LEGEND

	Total Holdings	4,093 m ²
	Retained Land	2,428 m ²
	Severed Land	1,665 m ²
	Wooded Area	
	Contour Lines	

Notes:
- Properly Boundary, area, dimensions are approximate, based on Geowarehouse, and subject to confirmation by survey.
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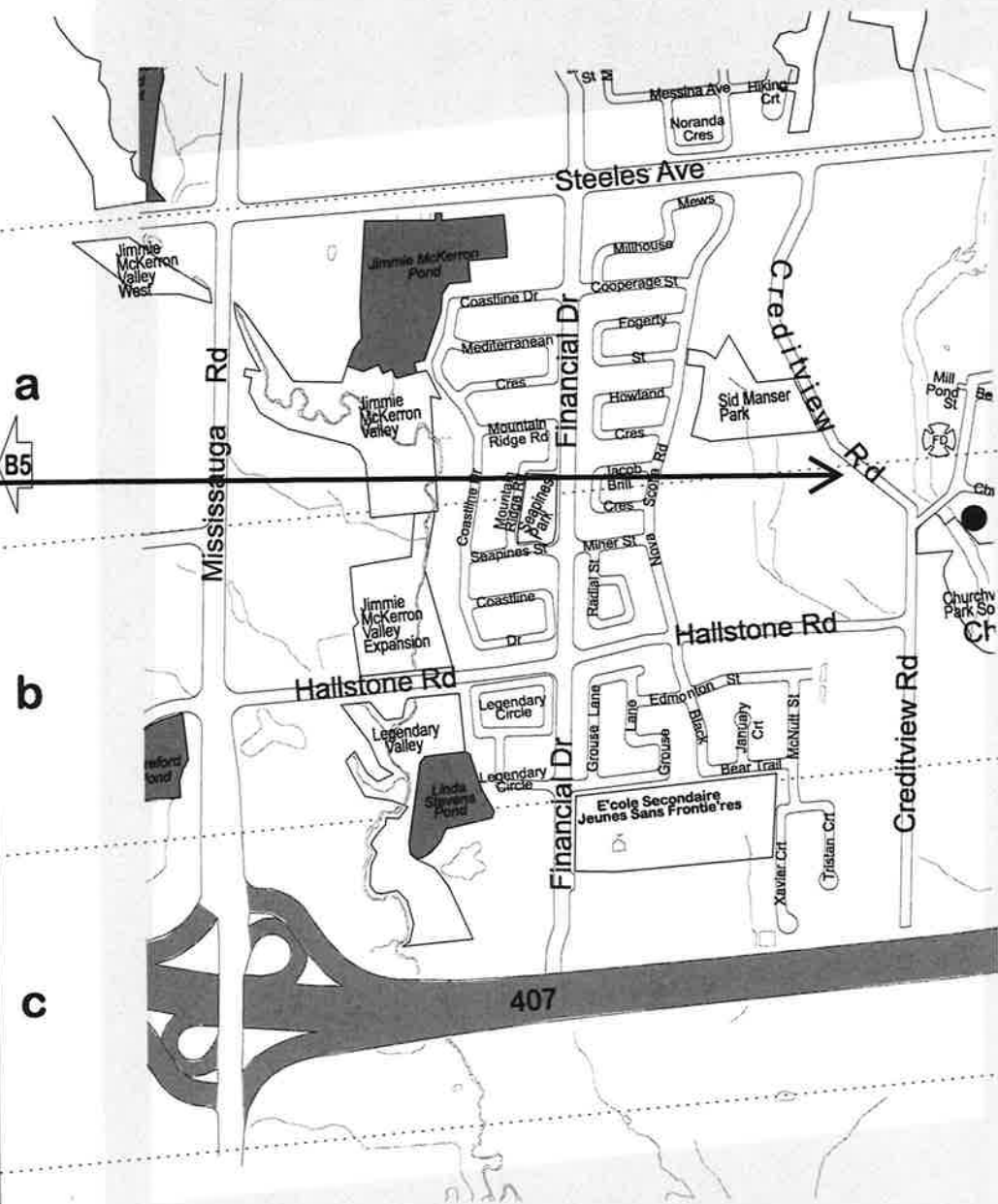
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06 APR 2022	First Draft

PLAN OF SEVERANCE 1
7780 CREDITVIEW ROAD
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



File Number: 10542-1
Date: 2023-01-26
Drawn By: SM
Planner: KP
CAD: 10542-1_Severance Plan_2023-01-26.dgn
Drawing
S2

C4



B-2023-0011
B-2023-0012
A-2023-0072
A-2023-0073

C5