

APPLICATION # B-2023-0013
Ward # 1

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **MARIA SCHEMBRI AND JASKARAN SINGH**

Purpose and Effect

The purpose of the application is to request consent to re-establish separate properties arising from a merger of adjacent lots. The severed property has a frontage of approximately 13.91 metres (45.64 feet) and an area of approximately 296 square metres (0.07 acres). It is proposed that the properties municipally known as 17 Railroad Street and 59 Elizabeth Street North, each occupied by a single detached dwelling, be re-established as individual properties.

Location of Land:

Municipal Address: 17 Railroad Street and 59 Elizabeth Street North

Former Township: Chinguacousy

Legal Description: Part of Lots 8 and 9, Plan BR-4

Meeting

The Committee of Adjustment has appointed **TUESDAY, May 9, 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: May 4, 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

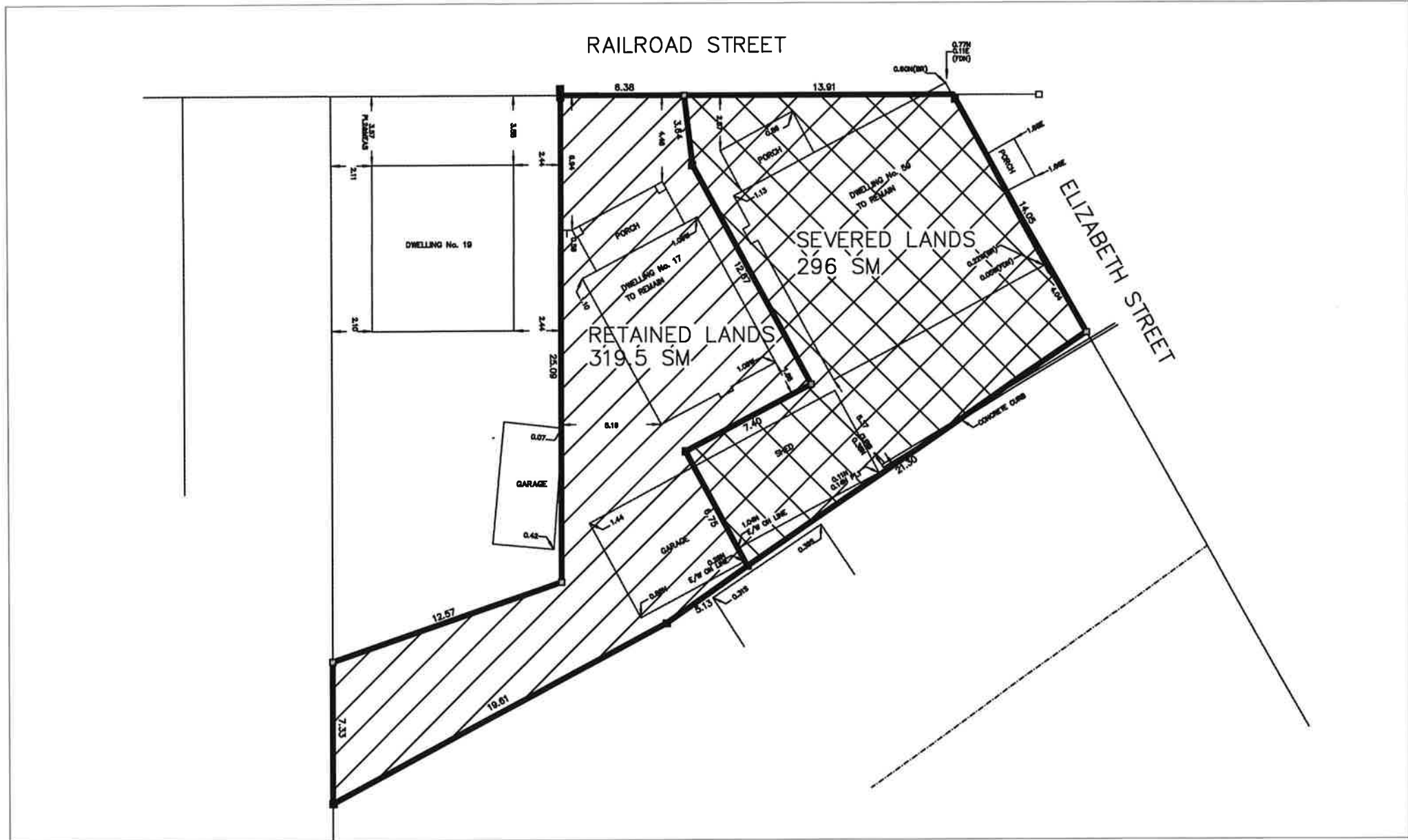
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer 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.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 **21st Day of April, 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



SEVERANCE SKETCH
 17 RAILROAD STREET AND 59 ELIZABETH STREET NORTH
 APRIL 2023



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 **May 9, 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, May 4, 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, May 4, 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, May 4, 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, May 4, 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.

April 10, 2023

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

Attention: Jeanie Myers

**RE: Consent Application
17 Railroad and 59 Elizabeth Street North
City of Brampton**

B-2023-0013,

Flagship Developments is the consultant to Maria Schembri and Jaskaran Singh, the owners of two distinct properties municipally known as 17 Railroad Street and 59 Elizabeth Street North. The properties are located in Downtown Brampton across from the GO Station. The properties were recently acquired by the owners in February 2023 and have subsequently merged on title since they were both acquired under the same ownership name.

The parcel municipally known as 17 Railroad Street is 319.5 square metres in area, is irregular in shape and has 6.38 metres of frontage on Railroad Street. It is presently occupied with a single detached dwelling. The parcel municipally known as 59 Elizabeth Street North is 296 square metres in area, is irregular in shape and has 13.91 metres of frontage on Railroad Street and 14.05 metres of frontage on Elizabeth Street North. It is presently occupied with a single detached dwelling. Both dwellings are to remain as part of this application.

The purpose of the application is to separate the lots and reinstate them as two separate entities. In this regard, the application will not result in any physical changes to the properties and therefore, will not result in any adverse impact to the lots or to the neighbouring properties and is consistent with the Planning Act. This is entirely an administrative application as no physical changes are sought. The need for the change stems from a recent Agreement of Purchase and Sale with a new owner whereupon it requires the transfer of each lot separately.

In support of the application, please find enclosed the following documentation:

- Application fee in the amount of \$4,391.00
- Completed Application form
- Severance Sketch
- Draft Reference Plan

We trust you will find the enclosed to be in order. Please contact the undersigned should you have any questions.

Yours truly,



Jeff Greene, RPP
President
Flagship Developments



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** Maria Schembri and Jaskaran Singh
(print given and family names in full)

Address 290 Healey Rd, Unit 9a, Bolton, ON L6E 1C7

Phone # 416-722-4777 **Fax #** N/A

Email jass@tkfgroup.ca

(b) **Name of Authorized Agent** Flagship Developments c/o Jeff Greene

Address 30 Westlake Ave, Toronto, ON M4C 4P6

Phone # 416-770-0921 **Fax #** N/A

Email jeff@flagshipdev.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: Correction of title - Properties have merged on title under same ownership, but need to revert back to separate lots

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.**
different entity involving same owners

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

a) **Name of Street** Railroad Street and Elizabeth Street N **Number** 17 and 59

b) **Concession No.** 1 **Lot(s)** 8 and 9

c) **Registered Plan No.** BR4 **Lot(s)** Block 10

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

e) **Assessment Roll No.** 10-04-0-036-05800-0000 and 10-04-0-032-07500-0000 **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 13.91m Depth irregular Area 296 sm

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) 1 single detached dwelling
(proposed) 1 single detached dwelling to remain (no changes to site proposed)

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 checked="" 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 checked="" 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 checked="" 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 units)

a) Frontage 6.38m Depth irregular Area 319.5 sm

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) 1 single detached dwelling
(proposed) 1 single detached dwelling to remain (no changes to site proposed)

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 checked="" 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 checked="" 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):	<hr/>	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" 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):	<hr/>	

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>R2B(1)</u>	<u>R2B(1)</u>
Official Plans		
City of Brampton	<u>Central Area Mixed Use</u>	<u>Central Area Mixed Use</u>
Region of Peel	<u>Urban Growth Centre</u>	<u>Urban Growth Centre</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes No

File # _____ 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	N/A	_____
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 Brampton _____
this 11th day of April, 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, Jeff Greene of the City of Toronto
in the County/District/Regional Municipality of Ontario 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 Brampton
in the Region of Peel
this 11th day of April, 2023.



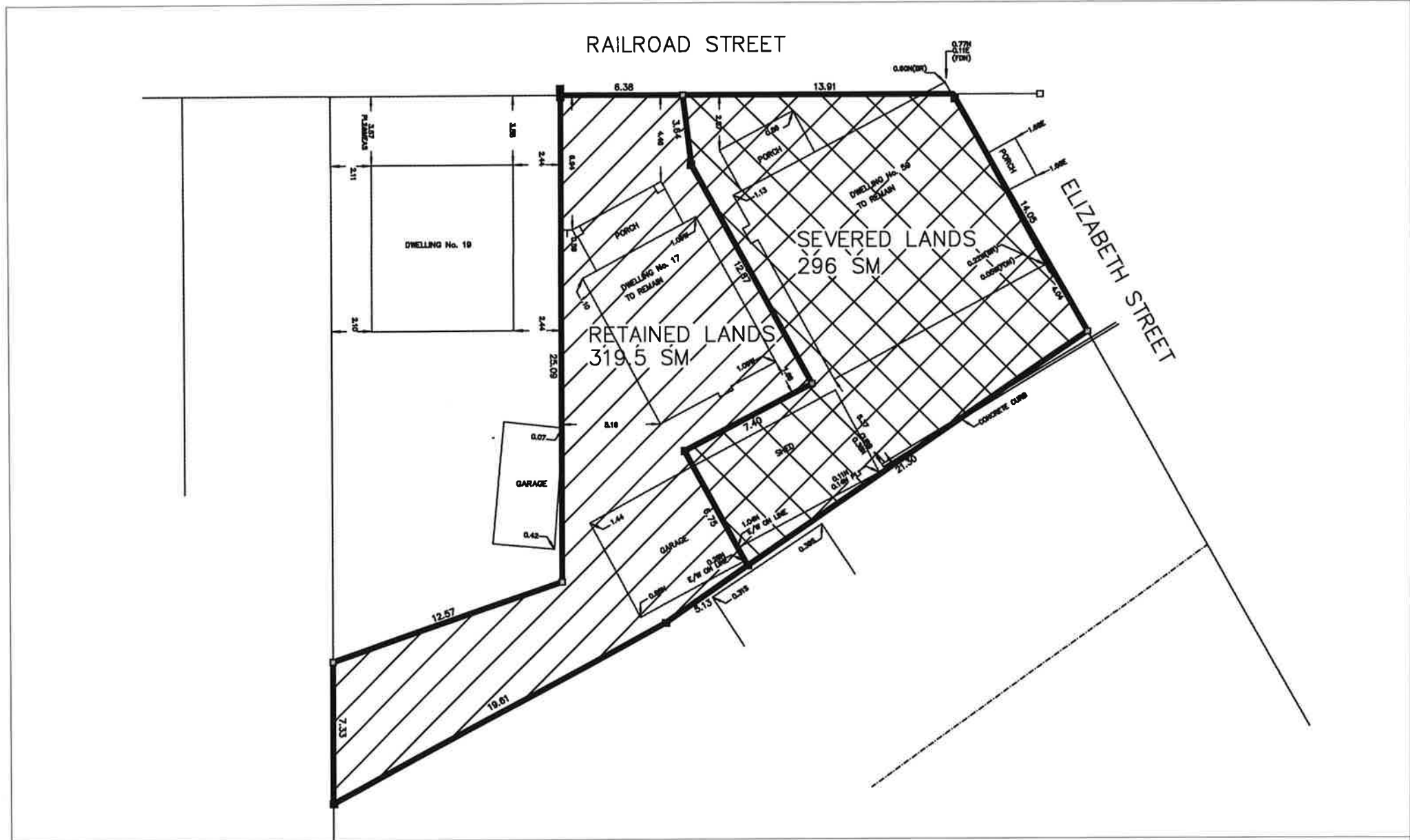
Signature of applicant/solicitor/authorized agent, etc.



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.	
_____	_____
Zoning Officer	Date

DATE RECEIVED April 11th, 2023
Date Application Deemed Complete by the Municipality _____



SEVERANCE SKETCH
 17 RAILROAD STREET AND 59 ELIZABETH STREET NORTH
 APRIL 2023



SCHEDULE					
PART	LOT	PLAN	BLOCK	PIN	AREA
1	PART OF LOT 8			14123-0037(LT)	± 296.0 Sq. m
2	PART OF LOT 8 AND PART OF LOT 9	REGISTERED PLAN BR-4	10	14123-0038(LT)	± 319.5 Sq. m

PART 1 COMPRISES ALL OF PIN 14123-0037(LT)
 PART 2 COMPRISES ALL OF PIN 14123-0038(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____, 2023

DRAFT

VINEETHA RATHNAYAKE
ONTARIO LAND SURVEYOR

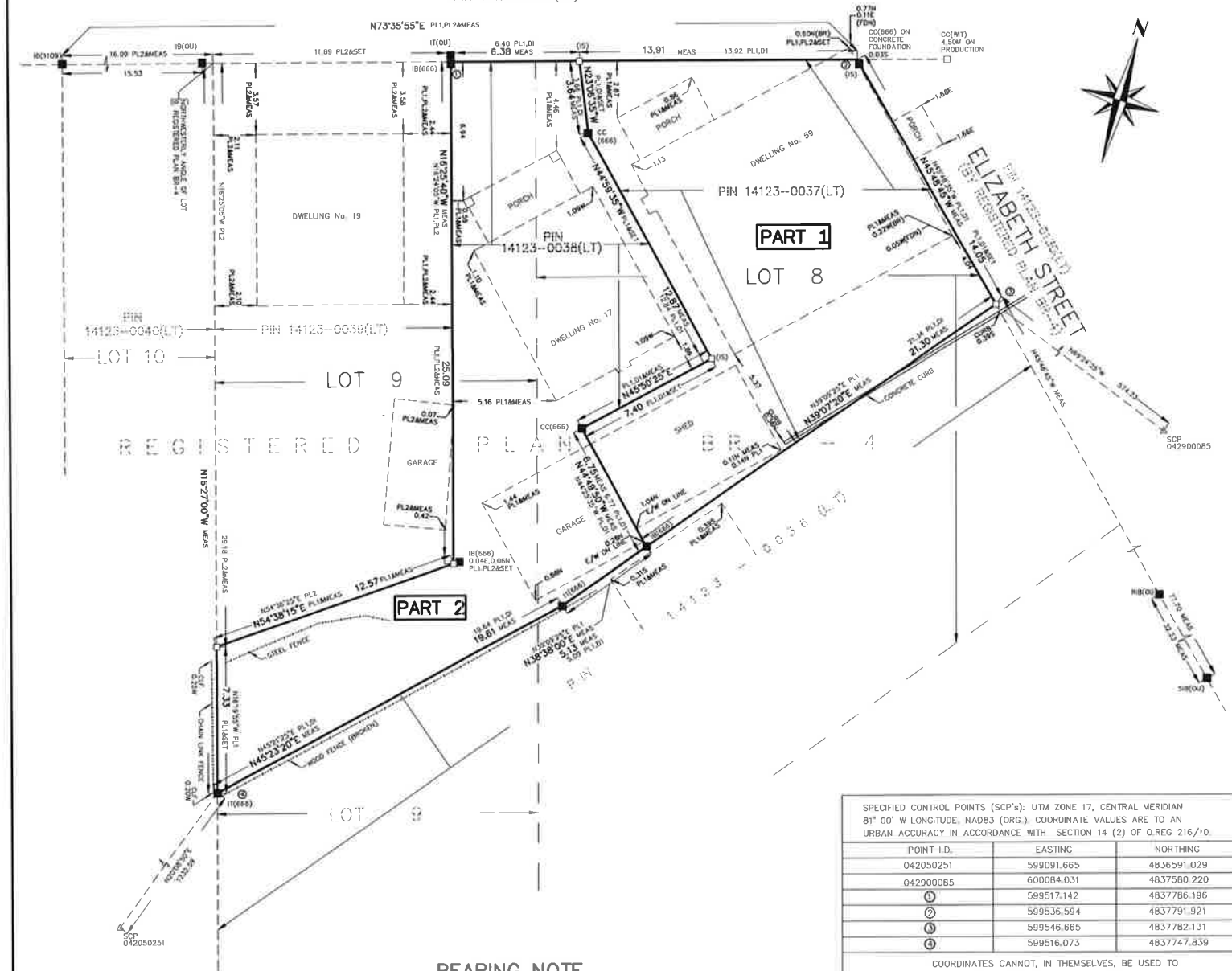
PLAN 43R-

RECEIVED AND DEPOSITED

DATE _____, 2023

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)

AS KNOWN AS RAILROAD STREET
(UNNAMED STREET BY REGISTERED PLAN BR-4)
PIN 14123-0128(LT)



PLAN OF SURVEY OF PART OF LOT 8 AND PART OF LOT 9 (SOUTH OF RAILROAD STREET) BLOCK 10 REGISTERED PLAN BR-4 CITY OF BRAMPTON

SCALE 1:150

KAD LANKA SURVEYING INC. 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

- LEGEND**
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RIB DENOTES ROUND IRON BARS
 - IT DENOTES IRON TUBE
 - CC DENOTES CUT CROSS
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - PL DENOTES REGISTERED PLAN BR-4
 - PL1 DENOTES PLAN OF SURVEY BY DEATH, McLEAN & MCMURCHY O.L.S., DATED NOVEMBER 1, 1963.
 - PL2 DENOTES BUILDING LOCATION SURVEY BY B. J. STASSEN O.L.S., NOVEMBER 17, 1986.
 - D1 DENOTES INSTRUMENT No. V5404087
 - (IS) DENOTES CORNER SET BY INTERSECTION METHOD
 - (OU) DENOTES ORIGIN UNKNOWN
 - (1109) DENOTES BRUCE IAN MCMURCHY O.L.S.
 - (666) DENOTES ARTHUR DEATH O.L.S.
 - NAD DENOTES NORTH AMERICAN DATUM
 - UTM DENOTES UNIVERSAL TRANSVERSE MERCATOR
 - SCP DENOTES SPECIFIED CONTROL POINT
 - CLF DENOTES CHAIN LINK FENCE
 - (BR) DENOTES BRICK
 - (FDN) DENOTES FOUNDATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2023

DATE _____, 2023

DRAFT

VINEETHA RATHNAYAKE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42536

KAD LANKA SURVEYING INC.
34, EZRA CRESCENT
BRAMPTON, ON, L7A 5A6
PHONE: 905-493-4523
Email: vineetha@klsurvey.co

DRAWN BY: V.R. CHECKED BY: V.R. CAD NUMBER: 2022-019-RP JOB NUMBER: 2023-019

SPECIFIED CONTROL POINTS (SCP's): UTM ZONE 17, CENTRAL MERIDIAN 81° 00' W LONGITUDE, NAD83 (ORG.) COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.

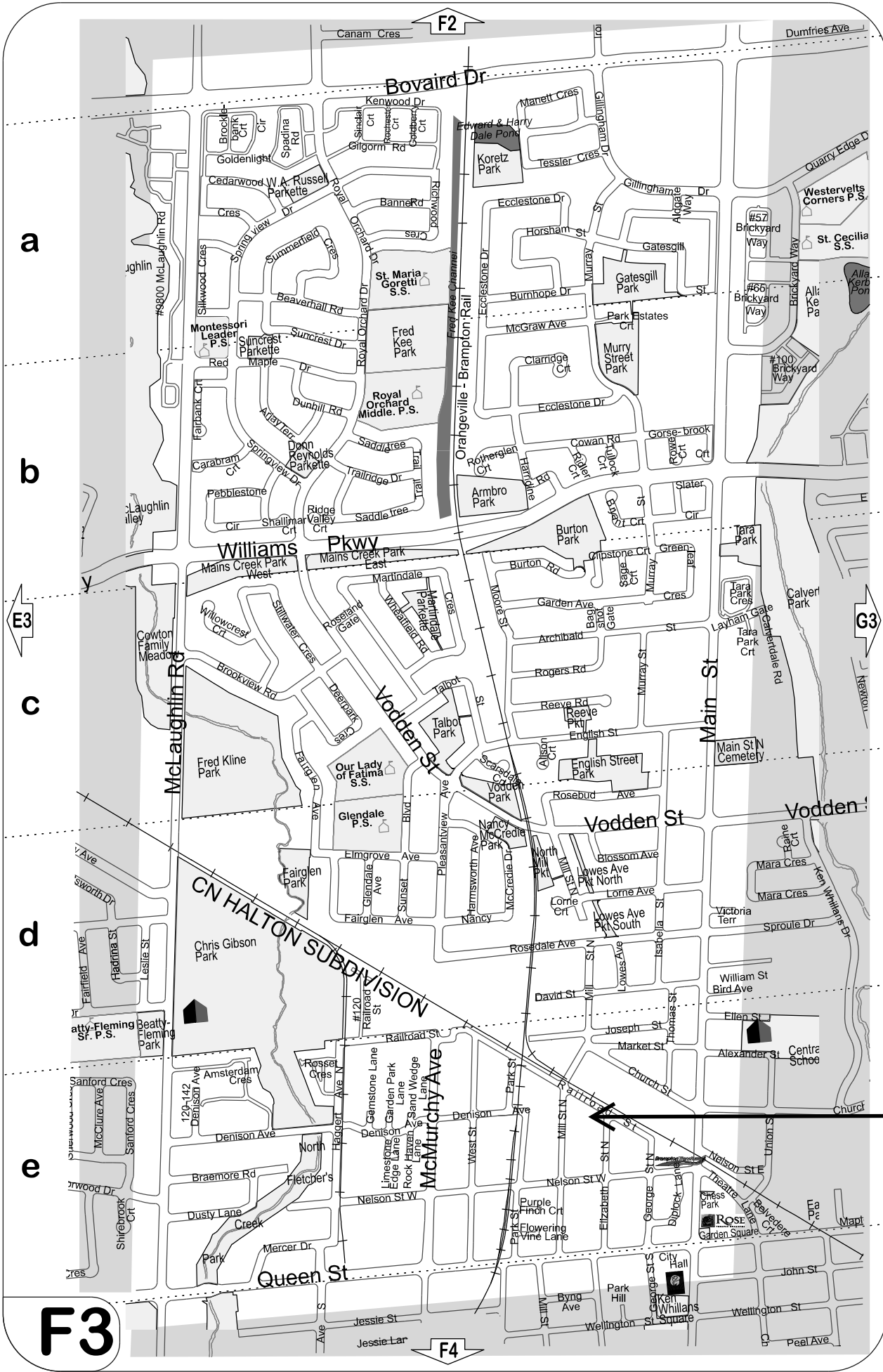
POINT I.D.	EASTING	NORTHING
042050251	599091.665	4836591.029
042900085	600084.031	4837580.220
①	599517.142	4837786.196
②	599536.594	4837791.921
③	599546.665	4837782.131
④	599516.073	4837747.839

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.9996866

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS 042050251 AND 042900085 AND ARE REFERRED TO THE 6° UTM GRID PROJECTION, CENTRAL MERIDIAN 81°00'00" WEST LONGITUDE, ZONE 17, NAD 83 (ORIGINAL).



B-2023-0013

F3

F4

a

b

c

d

e

F2

G3