

APPLICATION # B-2022-0026
Ward # 9

DEFERRED NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **KULBIR RAO AND NAVNEET RAO**

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 762.16 square metres (0.188 acres). The proposed severed lot has a frontage of approximately 13.95 metres (45.77 feet), a depth of approximately 25 metres (82.02 feet) and an area of approximately 387.25 square metres (0.096 acres). The effect of the application is to create a new residential lot for future development of a single detached dwelling.

Location of Land:

Municipal Address: 33 Silktop Trail

Former Township: Chinguacousy

Legal Description: Lot 30, Plan 43M-1300

Meeting

The Committee of Adjustment has appointed **TUESDAY, July 11, 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: JULY 8, 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

The applicant, the Minister, a specified person or a 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 *Ontario Land 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 Ontario Land Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 22nd Day of June, 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

PROPOSED:
CONSENT TO SEVER THE EXISTING
LOT TO CREATE NEW RESIDENTIAL
LOT FOR DEVELOPMENT FOR
FUTURE RESIDENTIAL SINGLE
DETACHED DWELLING.

EXISTING
DETACHED HOME
EXISTING FRONTAGE: 28.96 m
EXISTING LOT AREA: 762.2 sqm.

RETAINED - PART 1
PROPOSED FRONTAGE: 15.01 m
PROPOSED LOT AREA: 374.91 sqm.

SEVERED - PART 2
PROPOSED FRONTAGE: 13.95 m
PROPOSED LOT AREA: 387.25 sqm.

45'-9" (13.95 m)

SILKTOP TRAIL

95'-0" (28.96 m)

29.08 m

49'-3" (15.01 m)

PROPERTY LINE 25.19 m

FUTURE DEVELOPMENT
SINGLE FAMILY
RESIDENTIAL HOUSE
ON NEW LOT

PART 2 - SEVERED

LOT FRONTAGE: 13.95 m
LOT AREA: 387.25 sqm.

55'-11" (17.04 m)

24'-8" (7.52 m)

17'-0" (5.18 m)

10'-0" (3.05 m)

19'-11" (6.06 m)

82'-0" (25.00 m)

1'-6" (0.46 m)

5'-3" (1.59 m)

5'-3" (1.59 m)

LOT 30
33 SILKTOP TR
EXISTING 2-STORY DETACHED RESIDENTIAL TO
REMAIN AS-IS

REAR YARD
GRASS

PART 1 - RETAINED

LOT FRONTAGE: 15.01 m
LOT AREA: 374.91 sqm.

49'-3" (15.01 m)

PROPERTY LINE
32.05 m

FRONT YARD
GRASS

PORCH

ASPHALT
DRIVEWAY

GARAGE

18'-1" (5.51 m)

17'-0" (5.18 m)

19'-11" (6.06 m)

19'-7" (5.97 m)

6'-4" (1.93 m)

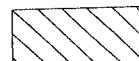
82'-0" (25.0)

6'-4" (1.93 m)

25.00 m PROPERTY LINE



SEVERED LAND



RETAINED LAND

SITE PLAN PROPOSAL

ADDRESS

33 SILKTOP TR,
BRAMPTON, ON

DRAWN BY: NK

CHECKED BY: TR

PROJECT NUMBER:

20R-20523

**NOBLE PRIME
SOLUTIONS LTD**

2131 WILLIAMS PARKWAY
BRAMPTON ON
UNIT 19

(437) 888 1800
(905) 782 5261

DATE: NOV 19/21

DWG. NO.

SCALE: 1:125

A-1

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 **July 11, 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, July 8, 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, July 8, 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, July 8, 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, July 8, 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.

NOBLE PRIME SOLUTIONS LTD

19-2131 WILLIAMS PKWY, BRAMPTON, L6S 5Z4

info@nobleltd.ca, (905) 782-5261, www.nobleltd.ca, 437-888-1800



November 23, 2022

City of Brampton
Clerks Division
2 Wellington Street West
Brampton, Ontario
L6T 4R2

ATTN: Ms. Jeanie Myers
City of Brampton Secretary-Treasurer

Re: Committee of Adjustment
Application for Consent to create new residential lot
33 Silktop Trail, Brampton

B.2022-0026

We enclose herewith the following documents pursuant to the above noted consent application:

- 1) One (1) digital application form with Authorization and Permission to Enter signed by the owner
- 2) One (1) digital copy of the application and drawing A-1 indicating the severed and retained lands,
- 3) One (1) Cheque in the amount of \$3,670.00, payable to the City of Brampton

The purpose of the application is to request consent to sever a parcel of land currently having a lot width of approximately 28.96 metre, a depth of approximately 25.0 metre and a total lot area of approximately 762.2 Square metres. The effect of the application is to create a new pie shape lot having a front width of approximately 13.95 metres, rear width of 17.04 metres, a depth of approximately 25.0 metre (Short-side) and 25.19 metre (long-side) and an area of approximately 387.2 square metres. Retained land will be rectangular lot with width of approximately 15.01 metre, a depth of 25.0 metres and an area of approximately 374.9 square metre. There is an existing residential lot on the retained lot which will remain as-is. It is proposed that the severed parcel be developed for future residential purposes (one single detached dwelling).

We trust the submitted materials fulfil the requirements of a consent application and are sufficient to facilitate a review of this application. Please contact the undersigned should you have any questions or require additional information.

Sincerely,

Tanvir Rai

Tanvir Rai, Project Lead

Noble Prime Solutions Ltd



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 Kulbir Rao, Navneet Rao
(print given and family names in full)

Address 33 Silktop Trail, Brampton, ON L6R 2K6

Phone # 647-624-9124 Fax # _____

Email nav_neet7@yahoo.ca

(b) Name of Authorized Agent Noble Prime Solutions LTD.

Address 2131 Williams Pkwy Unit 19, Brampton, ON L6S 6B8

Phone # 437-888-1800 Fax # _____

Email applications@nobleltd.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: Consent to sever the existing over-size lot to create new residential lot for development
for future residential single detached dwelling

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.

N/A

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

a) Name of Street Silktop Trail Number 33

b) Concession No. _____ Lot(s) _____

c) Registered Plan No. 43M-1300 Lot(s) 30

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

e) Assessment Roll No. 10-07-0-025-12155-0000 Geographic or Former Township Brampton

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	<u>13.95 m</u>	Depth	<u>25 m</u>	Area	<u>387.25 sqm.</u>
b)	Existing Use	<u>Residential</u>	Proposed Use	<u>Residential</u>		
c)	Number and use of buildings and structures (both existing and proposed) on the land to be severed:					
	(existing)	<u>0</u>				
	(proposed)	<u>1 Single Detached Dwelling</u>				
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?					
	<u>N/A</u>					
f)	Water supply will be by:	Existing	Proposed			
	Publicly owned and operated water system	<input 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):	<u></u>				
g)	Sewage disposal will be by:	Existing	Proposed			
	Publicly owned and operated sanitary sewer system	<input 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):	<u></u>				

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

a)	Frontage	<u>15.01 m</u>	Depth	<u>25 m</u>	Area	<u>374.91 sqm.</u>
b)	Existing Use	<u>Residential</u>	Proposed Use	<u>Residential</u>		
c)	Number and use of buildings and structures (both existing and proposed) on the land to be retained:					
	(existing)	<u>2 Storey Detached House</u>				
	(proposed)	<u>0</u>				

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?

N/A

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>R1C-856</u>	<u>R1C-856</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>Residential</u>
Region of Peel	<u>Residential</u>	<u>Residential</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 _____

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?

13. Is the subject land within an area of land designated under any Provincial Plan?

14. If the answer is yes, does the application conform to the applicable Provincial Plan?

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).

Check box if applicable:

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

I, JINTESH BHAILA of the CITY of BRAMPTON

Declared before me at the CITY of BRAMPTON

this 25th day of November, 2022

Submit by Email

Signature of a Commissioner, etc.

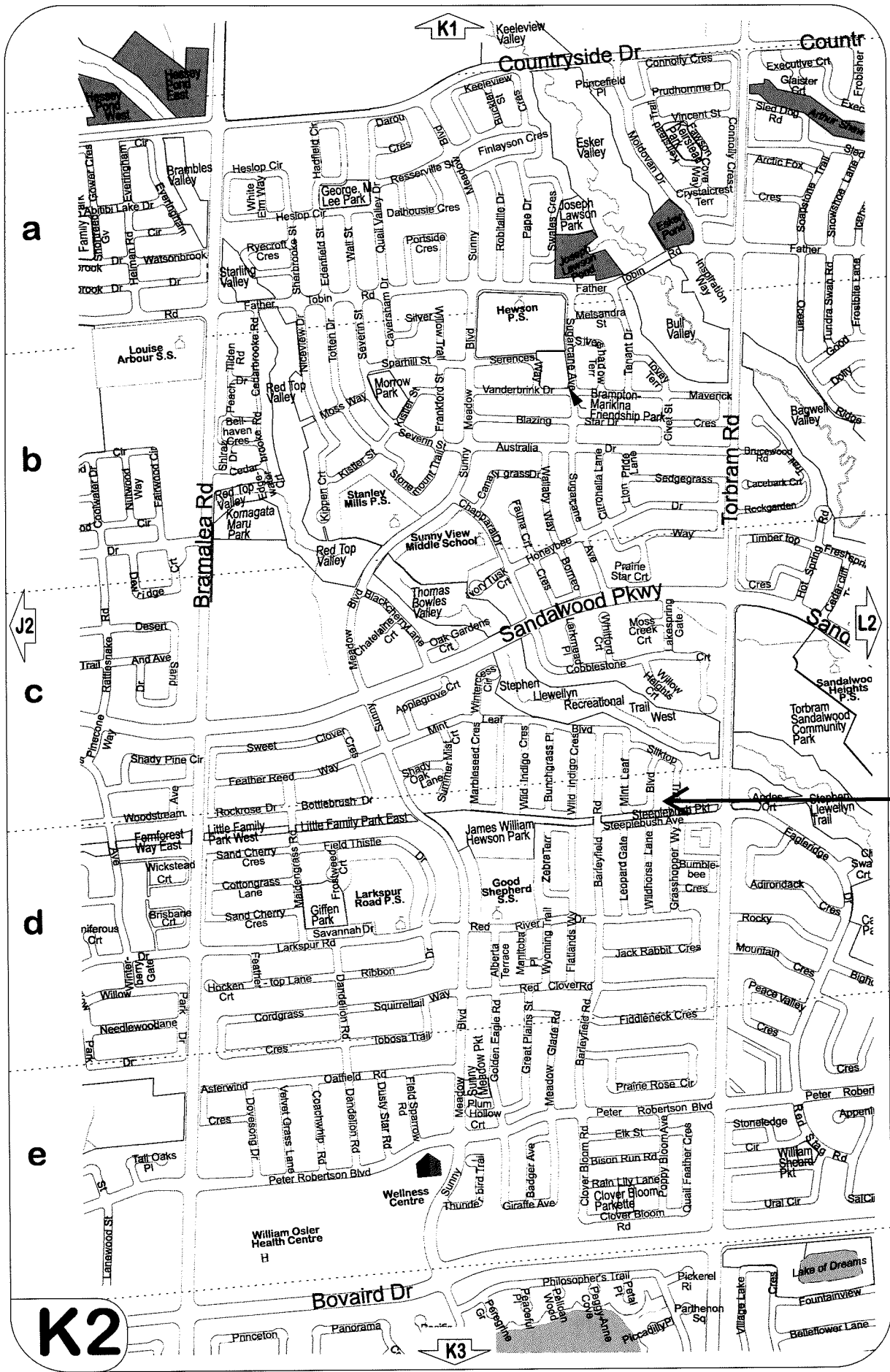
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date _____

Date Application Deemed Complete by the Municipality

SITE PLAN PROPOSAL



B-2022-0026