



**APPLICATION FOR:**

- Draft Plan of Subdivision
- Draft Plan of Common Element Condominium
- Draft Plan of Standard Condominium
- Draft Plan of Vacant Land Condominium

**Date of Pre-Application Consultation** January 25, 2019

This application for approval under Section 51 of the Planning Act and Section 50 of the Condominium Act must be fully completed to the satisfaction of the City of Brampton, before the formal processing of the application will begin. A complete application includes both prescribed and required information and material.

<b>OFFICE USE ONLY</b>	Date Application Received _____
	Date Complete Application Received _____
City File Number _____	21T- _____ 21CDM - _____

**1. Site and Legal Description**

Street and Number: Municipal address is to be assigned.

Assessment Roll Number: 10-06-0-003-00311-0000 Ward: 6

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Concession: \_\_\_\_\_

Registered Plan: \_\_\_\_\_ Reference Plan: \_\_\_\_\_  
 Legal Address: Part of Block 1, Plan 43M-1927, designated as Parts 1 to 5, inclusive on Reference Plan 43R-38813, City of Brampton.

**1.1 Particulars of the site in metric units**

Frontage: 351.55 m Depth: (varies) ~177.6 m Area: 7.79 hectares  
 (Bovaird Dr. W.)

**1.2** Are there any easements or restrictive covenants affecting the subject lands? Yes  No

If yes, describe each easement or covenant and its effect \_\_\_\_\_

Type	Number In Favour	On Draft Plan?
Easement (Sanitary Sewer)	PR2285727 Region of Peel	Yes
Easement (0.3m reserve)	PR2285736 Region of Peel	Yes
Easement (Hydro)	PR2366810 Hydro One Brampton Networks	Yes
Easement (Entry)	PR2389559 City of Brampton	Yes

**2. Applicant Information**

Information	Name & Address	Phone / Fax / e-mail
<b>Agent</b>	<b>Agent and Applicant:</b> <b>Elizabeth Gillin, Development Manager</b> <b>on behalf of Daniels HR Corporation</b>	t: 416-591-2968 e: egillin@danielscorp.com
<b>Applicant</b>	130 Queens Quay East, West Tower, 8th Floor Toronto, Ontario M5A 0P6	t: 416-591-2968 e: egillin@danielscorp.com
<b>Registered Owner</b>	<b>Niall Haggart, Daniels HR Corporation</b> 130 Queens Quay East, West Tower, 8th Floor Toronto, Ontario M5A 0P6	t: 416-598-2129
<b>Ontario Land Surveyor</b>	<b>Mansour Ghofrani, B.Eng., OLS, OLIP</b> Krcmar Land Surveyors 1137 Centre Street, Suite 101, Thornhill, Ontario, L4J 3M6	t: 905-738-0053 x 241 e: mansour@krcmar.ca

All Correspondence, notices etc. initiated by the City in respect of this application will, unless otherwise requested by law, be directed to the applicant's agent noted above except where no agent is employed, then it will be directed to the applicant. Where the registered owner is a numbered company, please indicate a project or development name.

### 3. OFFICIAL PLAN STATUS

3.1 What is the land use description of the subject lands in the City's Official Plan? \_\_\_\_\_

"Residential" which permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments (OP s.4.2.1.1)

3.2 What is the land use designation of the subject lands in the applicable secondary plan:  
"District Retail" in SPA 51, which permits retail establishments and office, as well as Medium Density Residential and High Density Residential development in accordance with relevant sections of the Official Plan and SPA51.

3.3 Does this subdivision application conform to these plans? Yes  No

3.4 Has an associated Official Plan Amendment application been submitted? Yes  No

If "yes" please provide City File Number: \_\_\_\_\_  
Status of Application: \_\_\_\_\_

3.5 If Council has adopted an associated Official Plan Amendment that relates to this subdivision application, please provide the Amendment Number, OPA \_\_\_\_\_

### 4. ZONING BY-LAW STATUS

4.1 What is the zoning of the subject lands in the applicable City Zoning By-law? \_\_\_\_\_

Site Specific Zoning: Residential Apartment, R4A – Sections 3522, R4A – Section 3523, and R4A (H) – Section 3524

4.2 Does the subject property need to be rezoned to accommodate the proposal? Yes  No

4.3 Has an associated Zoning By-law amendment application been made? Yes  No

If "yes" please provide City File Number: Not yet assigned  
Status of Application: Application is being filed concurrently with Draft Plan of Subdivision

### 5. CURRENT LAND USE

5.1 What is the current use of the subject land? Vacant, former agricultural lands. No existing uses.

5.2 How long have these uses continued on the lands? Site is vacant. Two historic structures were located on the western portion of the site; however, these were demolished prior to 2008.

5.3 Has there been any previous industrial or commercial use on the subject lands? Yes  No

If yes, please specify: \_\_\_\_\_

If yes, please contact the Director of the Building Division of the Planning and Development Services Department to determine if an environmental assessment is required and submit 5 copies of the same with this application.

5.4 Has the grading on the subject land been changed by adding or removing land? Yes  No   
Contamination has not yet been confirmed. The Phase I Environmental Site Assessment (included as part of this application submission), Section 7.3 (Table 7) identifies four (4) Areas of Potential Environmental Concern (APECs) and requires the completion of a Phase II ESA. The Phase II ESA is currently underway for this site which will investigate the APECs further.

5.5 Has there ever been a gas station or other fuel dispensing/storage facility on the subject land? Yes  No

If "yes" please specify: \_\_\_\_\_

**If "yes" please contact the Director of the Building Division of the Planning and Development Services Department to determine if an environmental assessment is required and submit 5 copies of the same with this application.**

5.6 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands? Yes  No

A Phase I Environmental Site Assessment (ESA) Report was prepared by Terrapex Environmental Ltd. (March 29, 2019) and recommends the preparation of a Phase II ESA.  
If "yes" please specify: \_\_\_\_\_

5.7 Are there any existing buildings on the subject lands? Yes  No

**If "yes" each existing building, its type, use, height, floor area and setbacks from the rear and side property boundaries shall be shown on the property survey, in metric units, required to be submitted with this application.**

5.8 Are there any buildings or structures proposed to be built on the subject lands? Yes  No   
Prior to the construction of any buildings or structures, applications for Site Plan Approval and Building Permit will be required.

**If "yes", each proposed building or structure, its type, use, height, floor area and setbacks from the rear, side and front property boundaries shall be shown on the property survey, in metric units, required to be submitted with this application.**

Development on this site will be the subject of future Site Plan Applications that will detail the specific building type, land use, height, floor area and all required setbacks.

**6. PROPOSED LAND USE**

PROPOSED LAND USE Please fill out the table below						THIS SECTION FOR CONDO APPLICATIONS ONLY			
Proposed Uses	# of Residential Units	# of Lots/Blocks (as labelled on plan)		Total # of Parking Spaces	Area in Hectares	Density Proposed (Specify Units per Hectare)	Bdrm. Count (Specify by # of Residential Units)	Floor Coverage - M <sup>2</sup>	Parking Provided
<b>RESIDENTIAL</b>									
Detached Dwellings									
Semi-detached Dwellings									
Townhouse (Multiple Attached Dwellings)									
Apartments Residential									
Other (Specify)									
<b>NON-RESIDENTIAL</b>									
Commercial	Nil								
Industrial	Nil								
Reserved Blocks	Nil								
Park or Open Space	Nil								
Institutional (Specify)									
Roads & Widenings	Nil								
Other (Specify)									
<b>TOTAL</b>									

**SEE ATTACHED TABLE FOR INFORMATION**

**Net Area:** Refers to developable area of land, exclusive of roads and buffers. In the case of a residential development, the net area would be exclusive of roads, buffers, institutional lands (churches & schools) and open space lands.

**PLEASE COMPLETE THE ABOVE CHART AS APPLICABLE TO THE DEVELOPMENT PROPOSAL**

## HOUSING MIX AND DENSITY TABLE DRAFT PLAN OF SUBDIVISION - 21T- B

Submitted by: Daniels HR Corporation

Submission Date: \_\_\_\_\_

Secondary Plan: 51 (Mount Pleasant Secondary Plan Area)

Policy Flexibility Required? Yes  No

Housing Density Sharing Required? Yes  No

If yes, with which draft plan (s): \_\_\_\_\_

**LAND USE DESIGNATION #1 — Identify the Designation Here**

Dwelling Type	Min. Lot Frontage & Area	Lots/Blocks	Units	Net Area (Hectares)	Density (upnha)
<b>REFER TO DRAFT PLAN OF SUBDIVISION AND ATTACHED TABLE FOR INFORMATION</b>					
<b>TOTAL</b>					

**LAND USE DESIGNATION #2 - Identify the Designation Here**

Dwelling Type	Min. Lot Frontage & Area	Lots/Blocks	Units	Net Area (Hectares)	Density (upnha)
<b>TOTAL</b>					

**LAND USE DESIGNATION #3 — Identify the Designation Here**

Dwelling Type	Min. Lot Frontage & Area	Lots/Blocks	Units	Net Area (Hectares)	Density (upnha)
<b>TOTAL</b>					

**PART LOTS**

Blocks	Net Area (Hectares)

**7. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY**

**New Building**

Has the City approved a site plan? Yes  No  Site Plan File #: \_\_\_\_\_

Has the site plan agreement been entered into? Yes  No

Has a building permit been issued: Yes  No

Is the proposed development under construction: Yes  No

If construction is completed, indicate date of completion: \_\_\_\_\_

**Existing Building** No existing structures on site

Is this a conversion of an existing building rental residential uses? Yes  No

Date of construction: \_\_\_\_\_

If **yes**, indicate the number of units to be converted \_\_\_\_\_ units

Have the existing tenants been surveyed for their position on the proposed conversion? Yes  No

If **yes**, provide the results of the survey

**8. STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT**

8.1 Has the subject land ever been the subject of a previous application under the Planning Act for an Official Plan amendment, a Zoning By-law amendment, and a Minister's Zoning Order amendment, a Plan of Subdivision, a Minor Variance, Consent or a Site Plan?

Yes  No  If **yes** please provide the following information:  
2 applications

Type of application: \_\_\_\_\_ #1: Zoning By-law Amendment (File/ OMB Case #'s PL160478) #2: CoA Consent: Application No. B17-021

Name of Approval Authority(s):\_\_ Ontario Municipal Board City of Brampton Committee of Adjustment

Status of Application: \_\_\_\_\_ Approved - June 2017 Approved: May 8, 2018, subject to conditions that were satisfied by April 2019.

Indicate the effect of this/these other application(s) on the subject proposal \_\_\_\_\_

#1: The site is subject to approval conditions as outlined in Schedule B of the Registered OMB Settlement Agreement (June 2017) which will need to be satisfied through the Draft Plan of Subdivision and future Site Plan Applications. A letter has been submitted as part of this application which summarizes the approval conditions and their status.  
#2: No effect as all conditions of approval were satisfied.

**9. ARCHAEOLOGICAL POTENTIAL**

9.1 Do the subject lands contain any areas of archaeological potential? Yes  No

Email confirmation from Pascal Doucet, Heritage Planner at the City of Brampton on November 5, 2018 stating that the: "[...] archaeological-related condition 6 iii of the settlement for OMB decisions PL160478 and PL160479 has been satisfied." A PDF of the November 5, 2018 email and the Letter Of Clearance from the Ministry of Culture, dated November 21, 2007 have been included in the Draft Plan of Subdivision application.

9.2 If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential, an archaeological assessment prepared by a person who holds a license that is effective with respect to the subject land, issued under Part IV (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act shall be provided with the plan and a conservation plan for any archaeological resources identified in the assessment shall also be provided.

**10. PROPOSED SERVICING**

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

**11. SEWAGE DISPOSAL**

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped sewage system	Any development on municipal service	Yes	Confirmation of service capacity will be required during processing	Refer to Functional Servicing and SWM Report, prepared by Fabian Papa & Partners
Municipal/Private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydro geological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydro geological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydro geological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydro geological sensitivity certification	
Other	To be described by applicant		To be determined	

**Note 1: If the plan would permit development of more than 5 lots or units on privately owned and operated individual or communal septic systems, the following reports shall be provided:**

- a) A servicing options report; and
- b) A hydrogeological report

**Note 2: If the plan would permit development of fewer than 5 lots or units on privately owned and operated individual or communal septic systems and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following reports shall be provided:**

- a) A servicing options report
- b) A hydrogeological report

**Note 3: If the plan would permit development of fewer than 5 lots or units on privately owned and operated individual or communal septic systems and 4500 litres of effluent or less would be produced per day as a result of the development being completed, a hydrogeological report shall be provided.**

## 11.2 WATER SUPPLY

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped water system	Any development or municipal service	Yes	Confirmation of service capacity will be required during processing	Refer to Functional Servicing and SWM Report, prepared by Fabian Papa & Partners
Municipal/Private Communal water system	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydro geological report	
	5 or less lots/units and non residential where water used for human consumption		Hydro geological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydro geological report	
	5 or less lots/units and non residential where water used for human consumption		Hydro geological sensitivity certification	
Other	To be described by applicant		To be determined	

**Note: If the plan would permit development of more than 5 lots or units on privately owned and operated individual or communal wells, the following reports shall be provided:**

- a) A servicing options report; and
- b) A hydrogeological report



**11.3 STORM DRAINAGE**

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Piped Sewers	Any development or piped service	Yes	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	Refer to Functional Servicing and SWM Report prepared by Fabian Papa & Partners
Ditches	Any development or non-piped service			
Swales	Any development or non-piped service			
Other				

**12. ROAD ACCESS**

Is access provided by: Provincial Highway \_\_\_\_\_ Municipal Road Lagerfeld Drive Extension  
New public road on east side of site  
 Regional Road Bovaird Drive West Private Road \_\_\_\_\_

A traffic study may be required during application processing

**Existing Road(s)** Bovaird Drive West, Lagerfeld Drive and new unnamed north-south public street along eastern boundary of site (road had not yet been constructed).

Number of access points No formal access points have been created yet. Public road frontages on 3 sides.

**Proposed Road(s)** New 20.0m public road bisecting site (referred to as Street A) Lagerfeld Extension to Street A

Private internal streets to be determined through individual future site plan applications

Number of access points 3 - connections to Bovaird Drive West at the south, Lagerfeld Drive at the north, and new eastern public road. Five (5) connections to internal private roads are also proposed.

**13. PROVINCIAL POLICY**

13.1 Is the proposed plan consistent with policy statements under subsection 3(1) of the Planning Act?

(explain) Yes, refer to Section 4.1 of the Planning Justification Report, prepared by Glenn Schnarr and Associates.

13.2 Are the subject lands within an area of land designated under any provincial plan or plans? (explain)

Yes, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", 2019. Refer to Section 4.2 of the Planning Justification Report, prepared by Glenn Schnarr and Associates.

If yes to 13.2, does the plan conform with or does not conflict with the applicable provincial plan or plans?

(explain) Yes, refer to Section 4.2 of the Planning Justification Report, prepared by Glenn Schnarr and Associates.

**14. PUBLIC CONSULTATION STRATEGY**

Confirm that a proposed strategy for consulting with the public with respect to this application has been submitted with the application: Yes  No

(Note: This does not apply to an application for approval of a condominium description other than a vacant land condominium description) Refer to Section 3.3 "Public Engagement Strategy" of the Planning Justification Report, prepared by Glenn Schnarr and Associates.

**15. ENVIRONMENTAL ASSESSMENT ACT**

Are any water, sewage or road works associated with the proposed development considered as Schedule 'C' works under the Environmental Assessment Act? Yes  No

If yes, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT OF APPLICANT**

I, Elizabeth Gillin of the City of Toronto in the  
(type or print name)

Province of Ontario solemnly declare that all the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is the same force and effect as if I made under oath, and by virtue of "The Canada Evidence Act".

Declared before me at the City of Toronto in the Province of Ontario this 13 day of September, 2019.

  
A Commissioner of Oaths

  
Signature

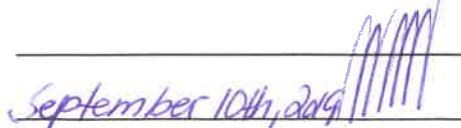
**REGISTERED OWNER'S AUTHORIZATION**

The owner must complete the following:

I, Niall Haggart being the registered  
(type or print name)

Owner of the subject lands hereby authorize Elizabeth Gillin  
(type or print name of applicant)

To prepare and submit an application to amend the Draft Plan of Subdivision  
(type or print application type(s))

  
Signature

September 10th, 2019  
Dated



**APPLICATION FOR SUBDIVISION APPROVAL  
AND/OR PLANS OF CONDOMINIUM  
SUBMISSION CHECKLIST**

Sept 2016

ITEMS TO BE SUBMITTED BY AN APPLICANT IN ORDER FOR AN APPLICATION TO BE CONSIDERED COMPLETE AND CIRCULATED FOR APPROVAL				
REQUIRED ITEMS	YES	NO	N/A	NOTES
1. <b>Pre-Consultation Meeting</b> Pre-Consultation Number <u>PRE-18.050</u>	X			
2. <b>Covering letter:</b> signed and dated, attached to the application form outlining a brief description of the proposal	X			
3. <b>Application form Requirements:</b> <b>One (1) original</b> application form 1 digital form (PDF or Word) <b>5 copies</b> (if digital application form is provided)  <del><b>25 copies</b> (if digital application form is not provided)</del>  The application form must be fully completed including the <b>Applicant's Affidavit and Registered Owner's Certificate</b>	X			5 copies + PDF
4. <b>Supporting technical reports and background information: Five (5) copies of all</b> - such as environmental noise abatement, planning or engineering reports a) <b>Public Consultation Strategy</b> Refer to Planning Justification Report b) <b>Surveyor's Certificate</b> (see Section C of Application Guide for Details)	X  X X			
5. <b>Draft Plan Requirements:</b> <b>25 copies</b> individually folded to 8 1/2 x 11 (If GIS requirements are met)  <b>50 copies</b> individually folded 8 1/2 x 11 (If GIS requirements are <u>not</u> met)	X			
6. <b>Digital files: One (1) digital CAD file of the plan in MicroStationDGN (2D) or AutoCAD format. One (1) digital PDF of the plan preferably 24" x 36" (Architectural) D size) representing an exact copy of the paper submission must be provided.</b>	X			
7. <b>Fees:</b> a) <b>Application Fee Calculation sheet</b> completed and Sign deposit fee included Total fees payable to "The City of Brampton"  b) <b>Regional Fee</b> payable to "Region Of Peel"	X  X			

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

Elizabeth Gillin

Print Name \_\_\_\_\_

Reviewed and Accepted By \_\_\_\_\_

Date \_\_\_\_\_



APPLICATION FEE CALCULATION

Note: This form to be filled out by applicant in conjunction with Schedule A, City of Brampton Application Fee Schedule

Applicant Name: Elizabeth Gillin c/o Daniels HR Corporation

Location: Lot \_\_\_\_\_ Plan: \_\_\_\_\_ Concession: \_\_\_\_\_ Legal Address: Part of Block 1, Plan 43M-1927, designated as Parts 1 to 5, inclusive on Reference Plan 43R-38813, City of Brampton.

1.0 Application Fees: (this is an abridged listing of the Council Approved Development Application Fees By-law 85-96, as amended)

1.1 Zoning By-law Amendment Only plus applicable fee in section 2.1	<input checked="" type="checkbox"/>	\$9,641
1.2 Official Plan Amendment Only	<input type="checkbox"/>	\$6,402
1.3 Plan of Subdivision Only plus applicable fee in section 2.1	<input checked="" type="checkbox"/>	\$6,728
1.4 Plan of Condominium plus applicable fee in section 2.1	<input type="checkbox"/>	\$4,765
1.5 Community Block Plan or Community Block Plan Approval plus applicable fee in 2.5	<input type="checkbox"/>	\$6,402
1.6 Pre-Consultation Fee	<input type="checkbox"/>	\$363

TOTAL 1.0: 16,369.00

2.1 For development applications identified in sections 1.1; 1.3; 1.4

2.1.1 Residential Component:

	Number of Units		
Apartments: first 25 Units	25	x \$330/unit	\$ 8,250
next 26 to 100 Units	75	x \$264/unit	\$ 19,800
next 101 to 200 Units	100	x \$201/unit	\$ 20,100
remaining units	793	x \$166/unit	\$ 131,638
All other residential:	248	x \$678/unit	\$ 168,144

TOTAL 2.1.1: 347,932.00

\* Maximum fee for applications involving subdivision - \$359,220

PLEASE NOTE: ALL PART LOTS FRONTING ONTO A STREET IN A PROPOSED SUBDIVISION ARE SUBJECT TO FULL DWELLING UNIT FEES

2.1.2 Commercial \_\_\_\_\_ x \$6,800/net hectare \$ \_\_\_\_\_

2.1.3 Industrial \_\_\_\_\_ x \$6, 800/net hectare \$ \_\_\_\_\_

2.1.4 Institutional \_\_\_\_\_ x \$6, 800/net hectare \$ \_\_\_\_\_

2.2 Draft Plan Approval (Condominium & Subdivision)

2.2.1 Revision of Draft Plan after Draft Approval (requested by Applicant/Owner)	\$ 2,691	\$ _____
2.2.2 Revisions to Conditions of Draft Plan Approval (requested by Applicant/Owner)	\$ 2,691	\$ _____
2.2.3 Extension of Draft Plan Approval	\$ 2,691	\$ _____
2.2.4 Registration of each phase of a plan (cost per phase beyond first phase)	\$ 2,691	\$ _____

Plus the per unit fee in 2.1 for any additional units due to revisions.

2.3 Proposal Sign (Note: Sign Fee not required for Pre-consultation Applications and Condominium Applications)	\$ 658
2.4 Ontario Municipal Board Mailing Labels _____ x \$1.34 each label	\$ _____
2.5 Community Block Plan or Community Block Plan Amendment _____ x \$575/gross hectare	\$ _____
<b>TOTAL FEES PAYABLE TO THE CITY OF BRAMPTON</b>	<b>\$ 364,959.00</b>

**PLEASE NOTE: REGION OF PEEL FEES ARE REQUIRED FOR OFFICIAL PLAN, SUBDIVISION & CONDO**