

15 C Line Consent to Sever

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Presented by:

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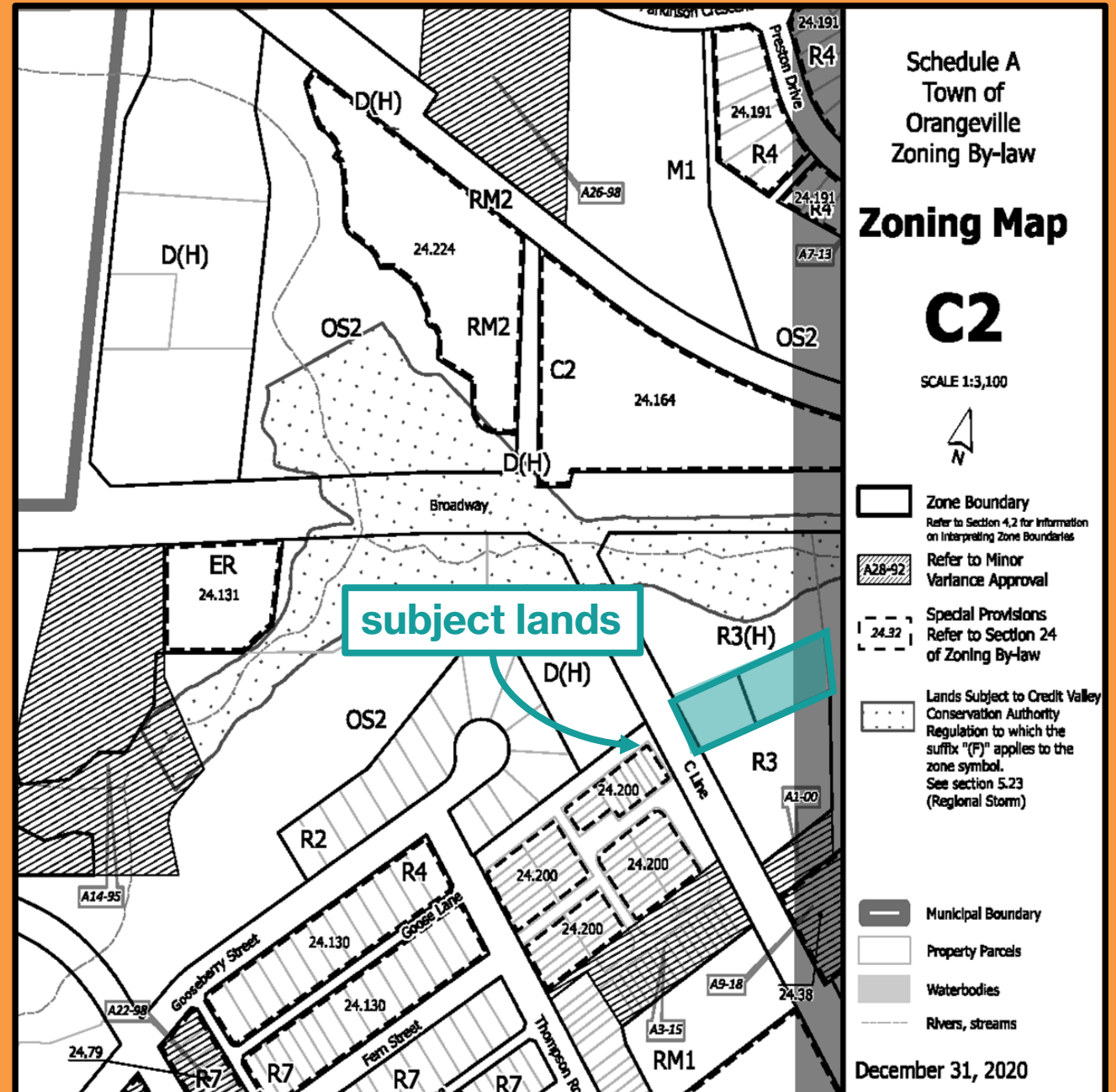
Agenda

1. Subject Lands	3
2. Proposed Development	4
3. Consent To Sever	5
4. Zoning Review	6
5. Summary	7
6. Conclusions	8



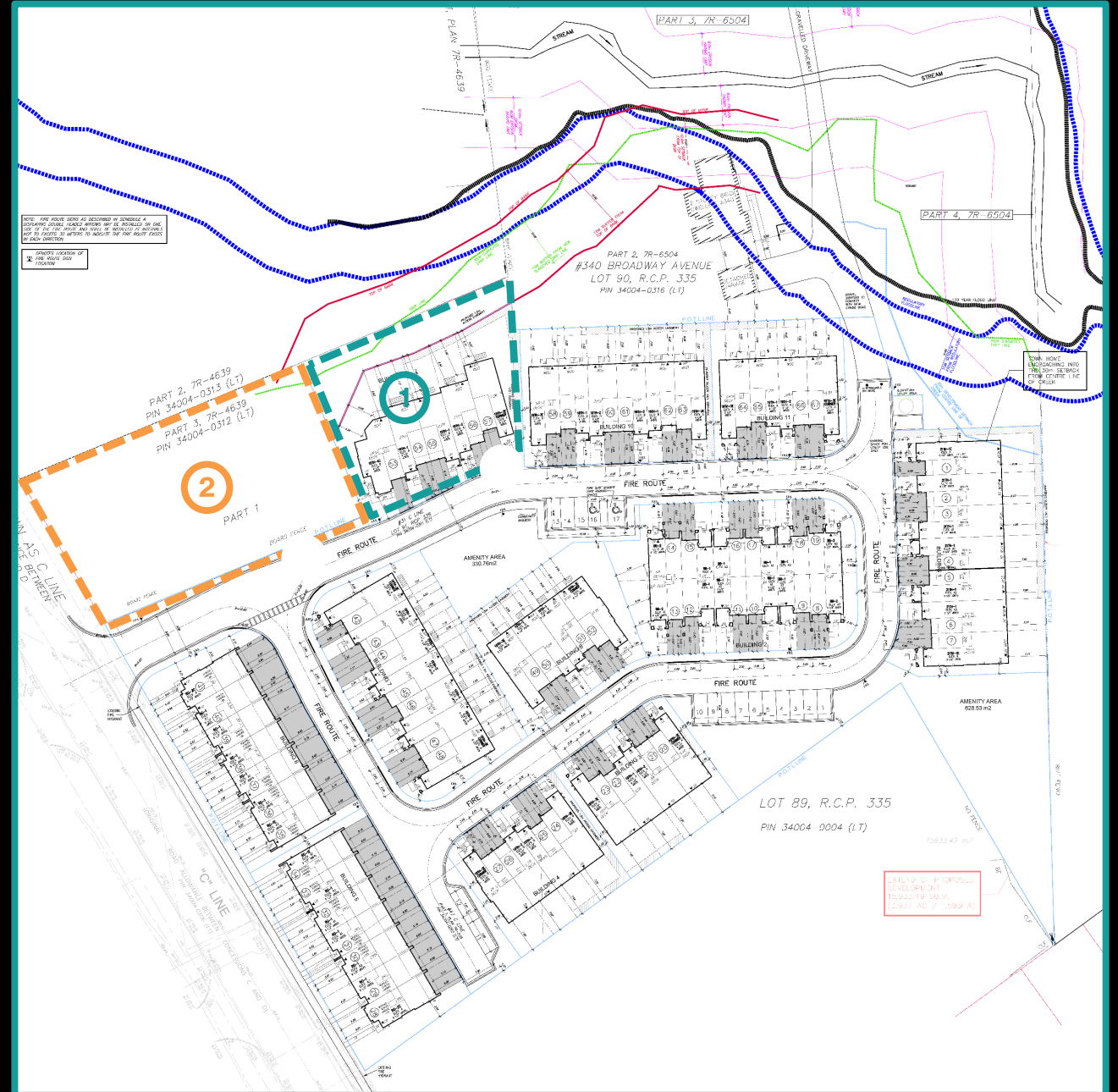
1. Subject Lands

Area:	3,306.0 m ² (0.33 ha)
Frontage:	33.53 m
Land Use:	Low Density Residential
Structures:	Single detached dwelling Wood-sided shed
Servicing:	Municipal water Private septic system
OP:	Low Density Residential
ZBL:	R3 Residential, Third Density R3(H) Residential, Third Density Holding



2. Proposed Development

Addresses:	15, 31 & 47 C Line 340 Broadway
Lot Area:	1.71 ha (4.22 acres)
Units (67):	14 rear lane 41 standard 12 back-to-back
Parking:	151 parking spaces
Servicing:	Municipal water Municipal Sanitary services

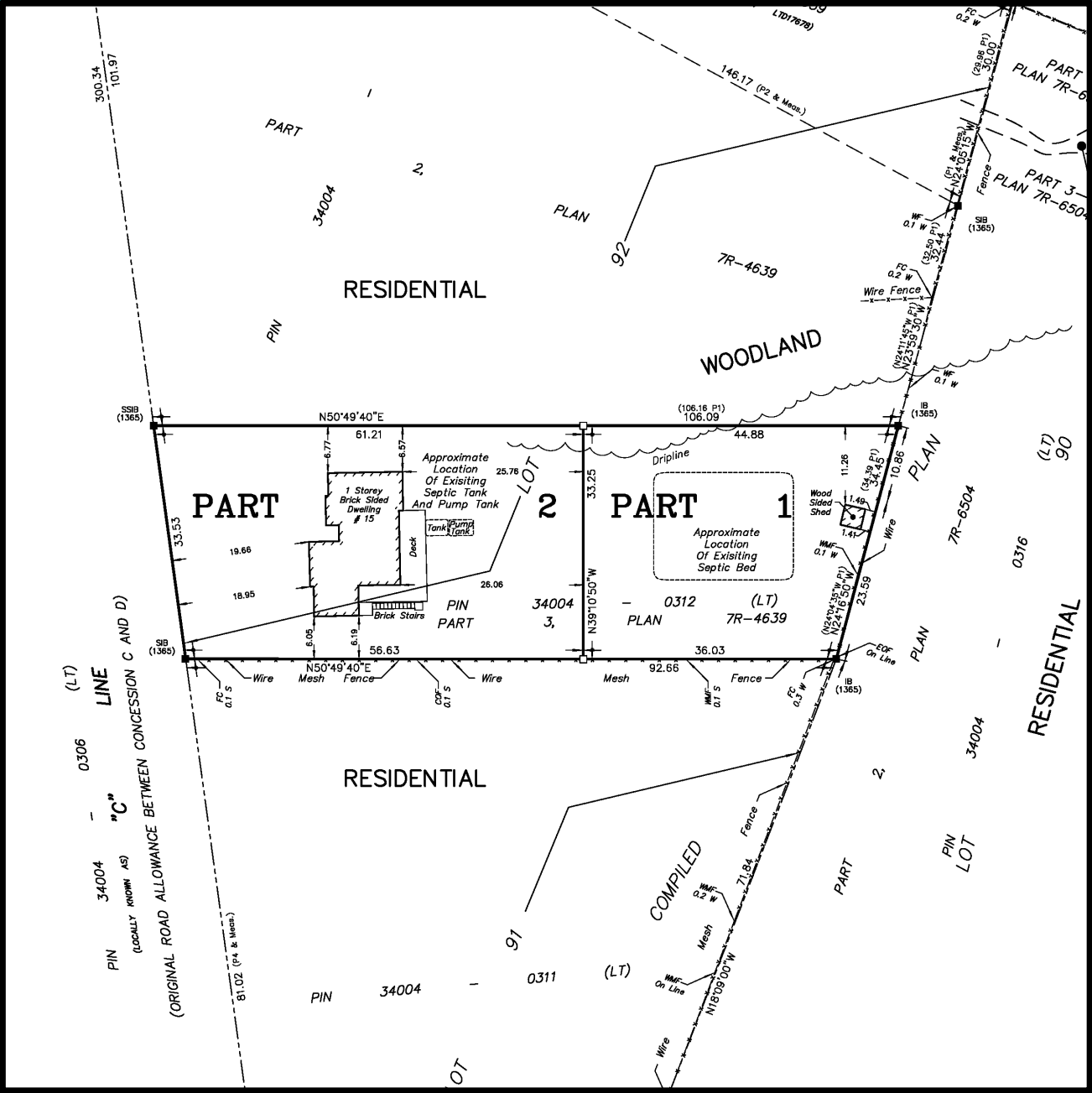


3. Consent to Sever

Address: 15 C Line

Part 1: Proposed to be severed
1,347 m²

Part 2: Proposed to be retained
1,959 m²



4. Zoning Review

Regulations for Single Detached Dwellings (ZBL 9.2)		Part 1 (proposed severed)	Part 2 (propose retained)
Min. Lot Area	464 m ²	6,768 m ²	1,959 m ²
Min. Lot Frontage (Interior)	15.0 m	81.0 m	33.5 m
Min. Front Yard SB	6.0 m	29.21 m	18.9 m
Min. Exterior Side Yard SB	3.5 m	NA	NA
Min. Interior Side Yard SB	1.2 m	24.9 m	6.1 m
Min. Rear Yard SB	7.0 m	14.5 m	25.8 m
Max. Building Height	9.2 m	approx. 4.5 m (1 storey)	approx. 4.5 m (1 storey)
Max. Lot Coverage	40%	approx. 6%	approx. 12%

5. Summary

Subject Lands

3,306.0 m² single detached dwelling & shed
Low Density Residential; R3 & R3(H)
Municipal water & private septic system

Proposed Development

1.71 ha at 15, 31 & 47 C Line, and 340 Broadway
67 standard, rear lane & back-to-back towns
151 parking spaces

Consent to Sever

1,347 m² proposed to be severed
1,959 m² proposed to be retained
Severed portion to be merged on title with 31 C Line

6. Conclusion

1. Consent procedurally required to consolidate lands and facilitate OPA, ZBA & DPS.
2. Proposed lots are appropriately sized / shaped.
3. Proposed lots have frontage & road access.*
4. Municipal road to be maintained year-round.
5. Proposed lots have access to municipal servicing.
6. No adverse environmental impacts.
7. Proposed severance is consistent with applicable planning policy & regulation.
8. Proposed severance represents sound planning & serves public interest.



Thank You!

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