



Report Committee of Adjustment

Filing Date: December 20th, 2023
Hearing Date: January 23rd, 2024

File: B-2023-0030

**Owner/
Applicant:** Quarre (Two) Inc.

Address: 10750 Highway 50

Ward: WARD 10

Contact: Aferdita Dzaferovska, Planning Technician

Proposal:

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement for Parts 2 and 3 on Plan 43R-40926. The proposed easement has a width of approximately 32.09 metres and an area of approximately 1825 square metres. It is proposed that a shared access easement be established over the lands known as 10750 Highway 50 in favour of the abutting property municipally known as 10815 Coleraine Drive.

Recommendations:

That application B-2023-0030 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
 2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;
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Background:

The consent applications was submitted to provide access to 10815 Coleraine Drive, owned by AMB Amalco BP 1 & 3 Canco, Inc. The proposed access easement will facilitate the use of one

shared access driveway onto Coleraine Drive, where it is anticipated a future traffic signal will be provided. 10750 Highway 50 is currently occupied by a warehouse and distribution facility for Pet Value, and a new industrial building is currently being constructed on the abutting lands to the north (10815 Coleraine Drive). The easement is described as Parts 2 and 3 on Plan 43R-40926. The proposed shared access arrangement has been reviewed and approved by both City of Brampton and Region of Peel under Site Plan Approval Application SPA-2023-0113.

- **Official Plan:** The subject property is designated 'Industrial' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Logistic/Warehouse/Transportation' in the Highway 427 Industrial Secondary Plan (Area 47); and
- **Zoning By-law:** The subject property is zoned 'Industrial M4 (M4-2879)' according to By-Law 270-2004, as amended

Current Situation:

The consent application is required to facilitate the development of the site at 10815 Coleraine Drive for a proposed industrial warehouse building.

The consent application is to create an easement for a shared access driveway in favour of the abutting property to the north municipally known as 10815 Coleraine Drive. Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized on Schedule "A" attached to this report) and advise that the proposed consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Respectfully Submitted,

Aferdita Dzaferouska

Aferdita Dzaferovska, Planning Technician

SCHEDULE “A”**CRITERIA TO BE CONSIDERED UNDER SECTION 53(12) & 51(24)**
OF THE PLANNING ACT

CRITERIA TO BE CONSIDERED	ANALYSIS
<i>a) The effect of development of the proposed subdivision on matters of provincial interest:</i>	The proposed access easement has no effect on matters of provincial interest.
<i>b) Whether the proposal is premature or in the public interest</i>	The proposed access easement is neither premature nor contrary to any matters of public interest
<i>c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed access easement does not present any concern with regard to the Official Plan or adjacent plans of subdivision
<i>d) The suitability of the land for the purposes for which it is to be subdivided;</i>	The proposed access easement is suitable for the purposes for which it is to be subdivided.
<i>e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposed access easement does not present any concern with regard to the adequacy of the roadwork network.
<i>f) The dimensions and shapes of the proposed lots;</i>	The shape and dimension of the proposed lot is appropriate and maintains all minimum Zoning By-law requirements. No new lots are being created.
<i>g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	No concerns are noted with regard to restrictions on the lands included in the lands to be subdivided.

<i>h) The conservation of natural resources and flood control;</i>	The proposed access easement presents no concerns with regard to flood control and the conservation of natural resources.
<i>i) The adequacy of utilities and municipal services;</i>	There are no concerns with regard to the adequacy of utilities and municipal services.
<i>j) The adequacy of school sites;</i>	The proposed access easement presents no concerns with regard to the adequacy of school sites.
<i>k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	No conveyance of lands are required.
<i>l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>	The proposed access easement has no impact on matters of energy conservation.
<i>m) The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i>	There are no concerns related to the design of the proposal and matters of Site Plan Control under the Planning Act.

Appendix A: Site Visit Photos

