

Filing Date: November 4, 2020
Hearing Date: December 1, 2020

File: B-2020-0025

**Owner/
Applicant:** TACC HOLBORN CORPORATION

Address: 100 ROCKSPUR CRT, BRAMPTON, ON

Ward: 8

Contact: Shelby Swinfield, Planner I, Development

Proposal:

The purpose of the application is to request the consent of the Committee to the grant of an easement having a width of approximately 11 metres (36.09 feet), a depth of approximately 105.69 metres (346.75 feet) and an area of approximately 1,133 square feet (105.26 square metres).

The effect of the application is to create an access easement over Block 140 on Plan 43M-2092 in favour of Block 139 on Plan 43M-2092.

Recommendations:

That application B-2020-0025 is supportable, subject to the following conditions being imposed:

1. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given:
 - a. 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;
 - b. 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;

Background:

- **Official Plan:** The subject property is designated 'Office' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Special Policy Area 8' in the Bram East Secondary Plan (Area 41); and
- **Zoning By-law:** The subject property is zoned "Minister Zoning Order 171/20 (MZO 171/20)" as per Ontario Regulation 171/20

Current Situation:

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,

Shelby Swinfield

Shelby Swinfield, Planner I, Development

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

CRITERIA TO BE CONSIDERED	ANALYSIS
a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>	The proposed consent has no significant effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed consent is neither premature nor contrary to any matters of public interest.
c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed consent does not present any concern with regard to the Official Plan or adjacent plans of subdivision and will facilitate the creation of an access easement in relation to a Registered Plan of Subdivision.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The lands are suitable for the purposes of the easement.
e) <i>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 consent does not present any concern with regard to the adequacy of the roadway network. The access easement will facilitate movement between two properties within a Registered Plan of Subdivision.
f) <i>The dimensions and shapes of the proposed lots;</i>	The shape and dimension of the proposed parcels appropriate for the intended use present no concerns.
g) <i>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 lease area. No new buildings are proposed at this time.
h) <i>The conservation of natural resources and flood control;</i>	The proposed consent 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.
j) <i>The adequacy of school sites;</i>	The proposed consent presents no concerns with regard to the adequacy of school sites.
k) <i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	There are no concerns related to conveyances for public purposes.
l) <i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>	The proposed consent has no impact on matters of energy conservation.
m) <i>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 new buildings proposed with relation to this application, as such the consent presents no concerns relating to the development of the land.