

**Filing Date:** May 2, 2024  
**Hearing Date:** June 18, 2024

**File:** B-2024-0007

**Owner/  
Applicant:** **SF Coleraine Holdings Ltd., c/o First Gulf  
Glen Schnarr and Associates Inc., c/o Patrick Pearson**

**Address:** **0 Coleraine Drive**

**Ward:** WARD 10

**Contact:** Megan Fernandes, Assistant Development Planner

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### **Proposal:**

The purpose of the application is to request consent of the Committee of Adjustment to grant a severance of a parcel of land currently having a total area of approximately 20.39 hectares (50.41 acres) together with an access easement. The proposed severed lot will have no frontage and an approximately 3.75 hectares (9.27 acres). The access easement will have an approximate width of 8m and will be in favor of the City of Brampton/ the Region of Peel. This application is intended to aid the adjacent landowners in dedicating the future Stormwater Management Pond to the City of Brampton to fulfil their Draft Plan of Subdivision registration obligations (City file: C11E15.002).

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### **Recommendations:**

That application B-2024-0007 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; and,
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.
3. That the owner agrees to finalize their Draft Plan of Subdivision approval under City File C11E15.002, execute a draft plan of subdivision agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
4. The owner of the lands through an application submitted pursuant to section 46(2) of the Land Titles Act shall convert PINs 14213-0078 and 14213-0079 from LT Conversion Qualified (LTCQ) to Land Titles Absolute Plus and then shall consolidate PINs PIN 14213-0078 and 14213-0079;
5. That the Applicant/Owner shall provide draft Transfer and/or draft Transfer Easement(s) documents, which shall be to the satisfaction of the City's Legal Services Division, as proof that

the lands will be severed and/or that the required access easement(s) will be registered on title in perpetuity and that the access will be provided to the satisfaction of the City's Legal Services Division, Legislative Services Department and the Commissioner of Planning, Building and Growth Management;

6. That arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to servicing and or temporary access easements, prior to the clearance of this consent application; and,
7. The consent to sever application fee shall also be required, in accordance with the applicable fees by-law at the time of payment to the Region of Peel.

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**Background:**

- **Official Plan:** The subject lands are designated 'Industrial' and 'Special Study Area' in the Official Plan;
- **Brampton Plan (2023):** The subject lands are designated as 'Employment Areas' and 'Natural Heritage System' (Schedule 1A – City Structure) as well as 'Employment' and 'Natural Heritage System' (Schedule 2 – Designations) in the Council Endorsed Official Plan.
- **Secondary Plan:** The subject property is designated 'Logistic, Warehouse, Transportation and Valleyland' in the Highway 427 Industrial Secondary Plan (Area 47); and
- **Zoning By-law:** The subject property is zoned 'Agricultural (A)' according to By-Law 270-2004, as amended.

**Current Situation:**

The purpose of the application is to request consent of the Committee of Adjustment to grant a severance of a parcel of land currently having a total area of approximately 20.39 hectares (50.41 acres) together with an access easement. The proposed severed lot will have no frontage and an approximately 3.75 hectares (9.27 acres). The intent of this application is to aid the adjacent landowner in dedicating the proposed future Stormwater Management Ponds to the City of Brampton to fulfill their Draft Plan of Subdivision registration as part of City File C11E15.002. Additionally, an access easement with an approximate width will be created in favor of the City of Brampton / the Region of Peel to access the future Stormwater Management Pond. While this severance application will create a lot that will have no frontage, staff have no concerns as this is anticipated to be an interim condition until the extension of Coleraine Dr.

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,

*Megan Fernandes*

Megan Fernandes, Assistant Development Planner

**SCHEDULE "A"**

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

<b>CRITERIA TO BE CONSIDERED</b>	<b>ANALYSIS</b>
a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>	The proposed land conveyance and access easement has no effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed land conveyance and access easement 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 land conveyance and access easement does not present any concern with regard to the Official Plan or adjacent plans of subdivision.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The proposed land conveyance and access easement is suitable for the purposes for which it is to be subdivided. The subject lands are part of an on-going Draft Plan of Subdivision Application process (City file: C11E15.002) which has been reviewed by various internal and external agencies.
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 land conveyance and access easement does not present any concern with regard to the adequacy of the roadwork network. Although the creation of the new lot will not have no frontage, this severance is not anticipated to have significant impacts to the proposed extension of Coleraine Dr.
f) <i>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.

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 lands to be subdivided.
h) <i>The conservation of natural resources and flood control;</i>	The proposed land conveyance and 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.
j) <i>The adequacy of school sites;</i>	The land conveyance 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 land conveyance and access easement 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 concerns related to the design of the proposal and matters of Site Plan Control under the Planning Act.