

**Filing Date:** October 11, 2024  
**Hearing Date:** November 12, 2024

**File:** B-2024-0017

**Owner/  
Applicant:** 2689336 Ontario Inc  
King Consultants Inc. c/o Gursewak Singh

**Address:** 10514 Coleraine Drive

**Ward:** WARD 4

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

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### **Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 49.8 acres. The proposed severed parcel has an approximate area of 21 .736 acres. It is proposed that the severed parcel be merged with the adjacent parcel, municipally addressed as 12 Cadetta Rd.

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### **Recommendations:**

That application B-2024-0017 be deferred no later than the last hearing of March 2025

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### **Background:**

- **Official Plan:** The subject property is designated 'Industrial', 'Open Space' and 'Residential' in the Official Plan;
- **Council Adopted Brampton Plan (2023):** the subject property is designated as 'Employment Areas' on Schedule 1A – City Structure and 'Employment' Schedule 2 – Designations
- **Secondary Plan:** The subject property is designated 'Employment (Logistic / Warehouse / Transportation)', Valleyland, Residential and Special Policy Area 6 within in the Highway 427 Secondary Plan (Area 47-1); and
- **Zoning By-law:** The subject property is zoned 'Agricultural' according to By-Law 270-2004, as amended.

### **Current Situation:**

Consent application B-2024-0017 has been submitted to facilitate the severance of a portion of the lands located at 10514 Coleraine Dr. The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 49.8 acres. The proposed severed parcel has an approximate area of 21 .736 acres. It is proposed that the severed parcel be merged with the adjacent parcel, municipally addressed as 12 Cadetta Rd. This proposed severance and lot addition will facilitate the creation of future Regional Road A2 and the future Coleraine Drive realignment, as well as the City's and TRCA's efforts to realign Rainbow Creek.

Staff have reviewed the submission materials provided by the applicant and have determined that additional information on the proposal for future development is required prior to making a recommendation to the Committee of Adjustment. The initial lot addition proposal presented concerns to the City's Legal staff as based on the submitted application, the severed land may not merge with the lands located at 12 Cadetta Rd as the property is a whole lot (lot 5) on a registered plan of subdivision (M343). The City's Environmental Staff and Environmental Engineering departments have reviewed the application and determined that the proposed severance is premature and advised that the proposed severance does not incorporate Master Environmental Servicing Plan (MESP) Addendum for the Rainbow Creek realignment. These preliminary comments were shared with the applicant on November 6, 2024 where the applicant advised staff that an alternate proposal was being contemplated.

The applicant has provided staff with a revised severance sketch which contemplates a Mutual Access Easement from 12 Cadetta Rd in favour of 10514 Coleraine Drive. Therefore staff are recommending a flexible deferral of the applications so that the applicant can amend the applications and staff have sufficient time to review the materials. Once the information has been submitted, staff will be in a better position to provide a recommendation to the Committee of Adjustment.

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes  
Assistant Development Planner