



Report Committee of Adjustment

Filing Date: March 17, 2025

Hearing Date: April 29, 2025

File: B-2025-0004

Owner/ **Pangreen Limited Partnership, 9404635 Canada Inc., Highway 50 and 7
Equities Inc., Greycan 7 Properties Limited Partnership, Greycan 7 Properties
GP Inc.**

Applicant: **Weston Consulting c/o Michael Vani**

Address: **8470 and 8480 Highway 50**

Ward: WARD 8

Contact: Qian (Andrea) Zhang, Planner I

Proposal:

The purpose of this application is to request the consent of the Committee of Adjustment to the grant of a servicing easement established over the lands known as 8470 & 8480 Highway 50 in favor of the abutting property to the south 8386 & 8412 Highway 50.

Recommendations:

That application B-2025-0004 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;
3. That the applicant shall pay TRCA the required 1,590.00 Consent – Minor review fee;
4. Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels;

5. Separate water, sanitary and storm services shall be provided for each lot in accordance with the Ontario Building Code and to the satisfaction of the Chief Building Official.
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Background:

This consent application was submitted to provide a servicing easement in favour of the adjacent landowner to the south (8386 & 8412 Highway 50) as shown in the site plan. The subject site was under review by staff for a Site Plan Application (File No. SPA-2022-0138).

- **Official Plan:** The subject property is designed as ‘Business Corridor’ and ‘Office’, and ‘Open Space’ in the Official Plan;
- **Brampton Plan:** The subject property is designed as ‘Employment Areas’ and ‘Natural Heritage System’ in Schedule 1A, and ‘Mixed-Use Employment’, ‘Employment’ and ‘Natural Heritage System’ in Schedule 2 in the Regionally adopted Brampton Plan;
- **Secondary Plan:** The subject property is designated as “Office Node and Mixed Commercial/Industrial” and “Special Policy Area 12” within the Bram East Secondary Plan (Area 41); and,
- **Zoning By-law:** The subject property is zoned ‘Service Commercial – Section 2094 (SC-2094)’ and ‘Floodplain (F)’ according to By-law 270-2004, as amended.

Current Situation:

The consent application is required to facilitate the development at the site located at 8386 & 8412 Highway 50 for proposed industrial/warehousing building. The effect of the application is to create a servicing easement in favour of the landowners to the south providing sanitary servicing line over the site to the Regional Pumping Station. 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,



Qian (Andrea) Zhang, Planner I

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 have no 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.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The proposed consent is suitable.
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 servicing easement does not present any concern with regard to the adequacy of the roadwork network.
f) <i>The dimensions and shapes of the proposed lots;</i>	There are no new lots proposed as part of the Consent application.
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>	The proposed consent does not propose to create an additional lot.
h) <i>The conservation of natural resources and flood control;</i>	The proposed servicing 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 proposed servicing easement 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 servicing easement has no impact on matters of energy conservation.

<p>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></p>	<p>There are no concerns related to the design of the proposal and matters of Site Plan Control under the Planning Act.</p>
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