



May 20, 2025

Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor  
Brampton, ON L6Y 4R2

Attention: Clara Vini, Secretary Treasurer, Committee of Adjustment

**Re:** Committee of Adjustment File No. B-2024-0008. 21 Van Kirk Drive, Brampton.

Mainline Planning Services Inc. is retained by Mantella Corporation ('owner') to act as their agent for the above-referenced matter.

We are directed by the owner to submit a Consent Application to convey land between lots owned by our client. The conveyance is necessary to simplify the boundary and an existing site access/ maintenance/ servicing easement over the shared driveway used by the adjacent lots.

It is important to consider that this matter was deeply scrutinized by city staff through the condominium conversion process recently approved for the adjacent lot and through the processing of a site plan application currently ongoing to allow for a multi-unit industrial development at 21 Van Kirk.

**Subject Property:**

The municipal address of the subject property is 21 Van Kirk Drive. The subject property is located at the northeast corner of Van Kirk Drive and Canam Crescent. The legal description of the subject property is "Part of Blocks J & L, Registered Plan M-286; Parts 1 to 4, 43R- 8869; City of Brampton, Regional Municipality of Peel."

**The Draft Reference Plan:**

A draft reference plan is attached that legally describes the conveyance that will be completed with the Committee's consent.

The application proposes the conveyance of land from 21 Van Kirk (PIN 14249033) to 25-35 Van Kirk (PIN 14249-0032) as noted in item 1 below and the creation of easements as noted in items 2 and 3.

1. To sever Parts 5, 6, 7, 8, 9, 14, 15, 16, and 17 from PIN 14249-0033 for conveyance to PIN 14249 0032 (see Tab 1).
2. To create an easement over Parts 15, 16, and 17 in favour of PIN 14249-0033 (see Tab 2, Figure 1).
3. To create an easement over Part 11 in favour of PIN 14249-0032 (see Tab 2, Figure 2).

**Planning Opinion**

It is our considered and professional planning opinion that **a plan of subdivision application is not necessary to address this minor boundary correction.**

**Concluding Comments**

We trust that the Committee will approve this consent. If you require anything further, please do not hesitate to contact the undersigned at 905-893-0046 or by email at [nmalta@mainlineplanning.com](mailto:nmalta@mainlineplanning.com).

Sincerely,  
**mainline planning services inc.**

A handwritten signature in blue ink, appearing to read "J. Plutino", is written over the company name.

Joseph P. Plutino, M.C.I.P., R.P.P.  
cc. client

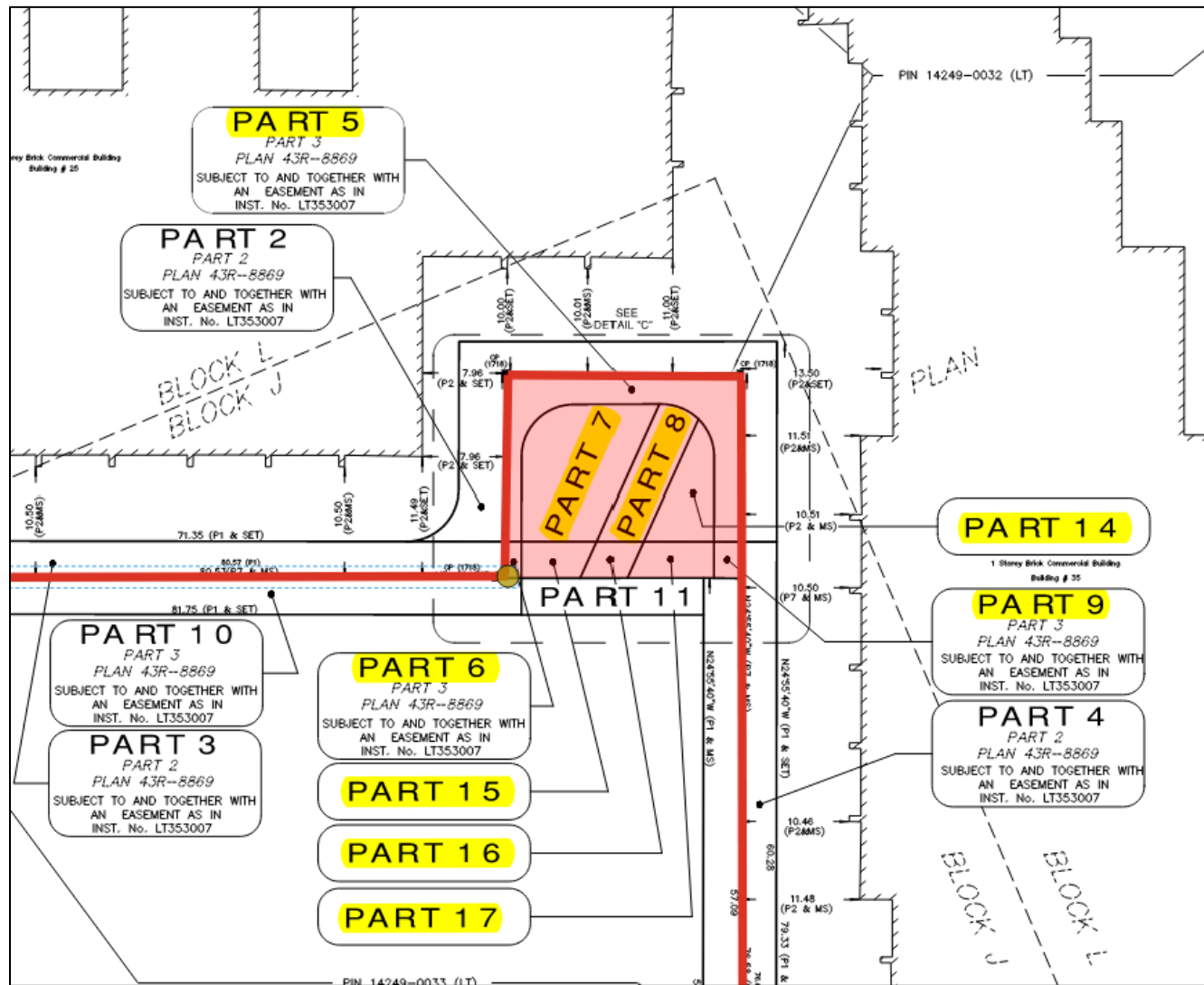


Figure 1

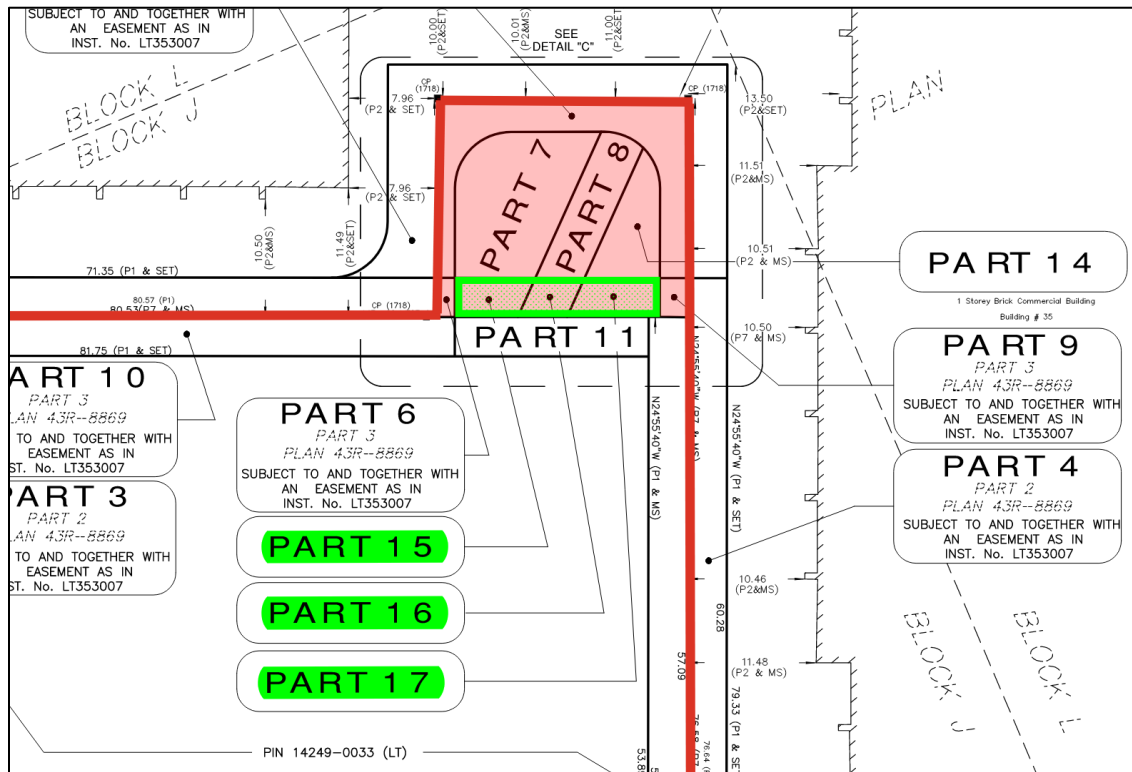


Figure 2

