

# Resolving the Ravine Zoning Anomaly

A Business Case for Safety, Efficiency, and  
Mutual Benefit for the City of Brampton.



## The Issue

An isolated zoning anomaly has left a severe, landlocked maintenance liability for the City.



## The Risk

Severe safety hazards for city staff and continuous third-party maintenance failures.



## The Solution

Convey the unbuildable land to the adjacent homeowner.



## The Benefit

Immediate elimination of municipal liability and maintenance costs.

# Scope of Impact: 6 Homes Only



This is a localized, historic zoning error strictly confined to a single ravine adjacency.

It is a **closed-loop issue**. Resolving this sets **no city-wide precedent**—it **permanently** closes a specific zoning loophole.

# Anatomy of a Landlocked Liability



# The Physical Reality at the Boundary Line

Without direct municipal access, standard maintenance scheduling breaks down rapidly, creating a stark contrast between private upkeep and public overgrowth.



**City Responsibility:  
Inaccessible & Overgrown.**



**Private Reality:  
Maintained & Accessible.**

# Systemic Third-Party Contract Failures



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## Equipment Blockade

Contractors physically cannot transport standard municipal mowing equipment into the completely enclosed space.

2

## Ecological Nuisance

The untended parcel serves as a breeding ground for pests and invasive weed species.

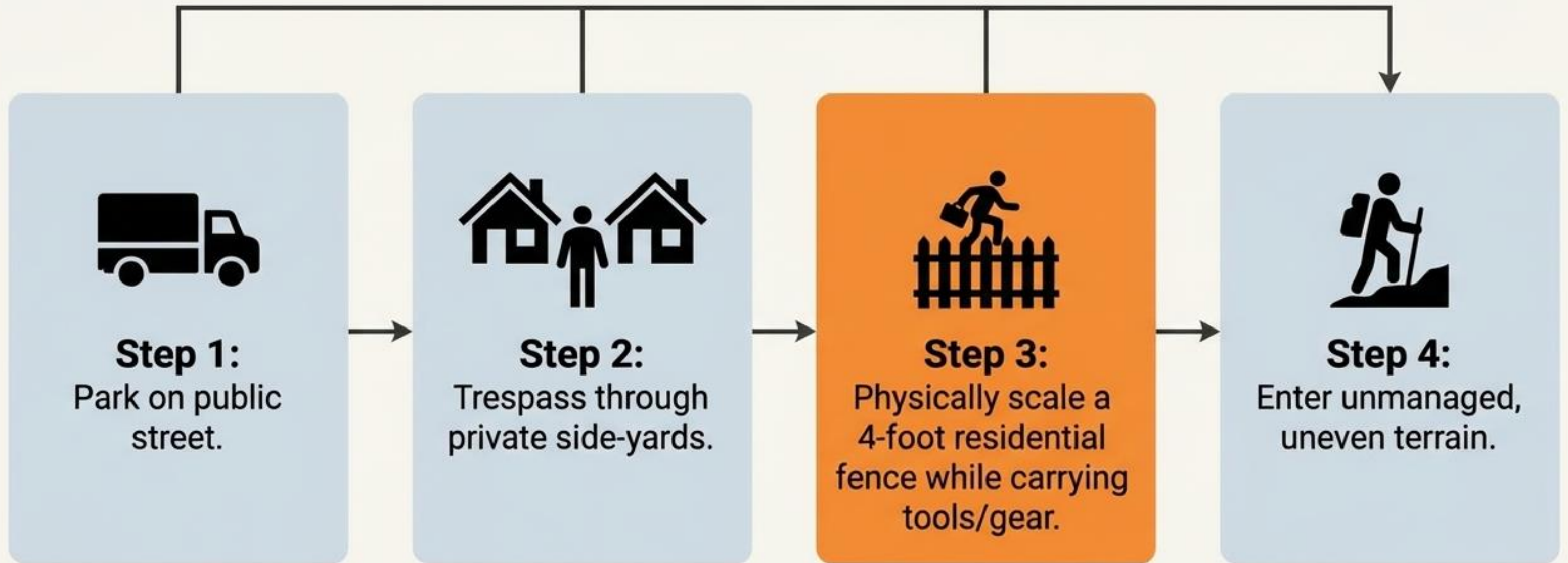
3

## Constituent Friction

The sharp contrast generates inevitable and continuous resident complaints, burning municipal administrative hours.

# A Severe Municipal Liability Risk

## Access Path



# **The Solution: Transfer Liability via Nominal Conveyance**

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**Convey the landlocked parcel to the adjacent homeowner at a nominal cost.**

By transferring ownership, the City instantly sheds an unmanageable physical hazard and halts continuous maintenance expenditures.

# The Logic of a Nominal Cost Sale

$$\left[ \text{Landlocked} \right] + \left[ \text{No Public Access} \right] + \left[ \text{Unbuildable Zoning} \right] = \$0 \text{ Market Value}$$


Cannot be developed.

Zero utility for parks, paths, or civic projects.

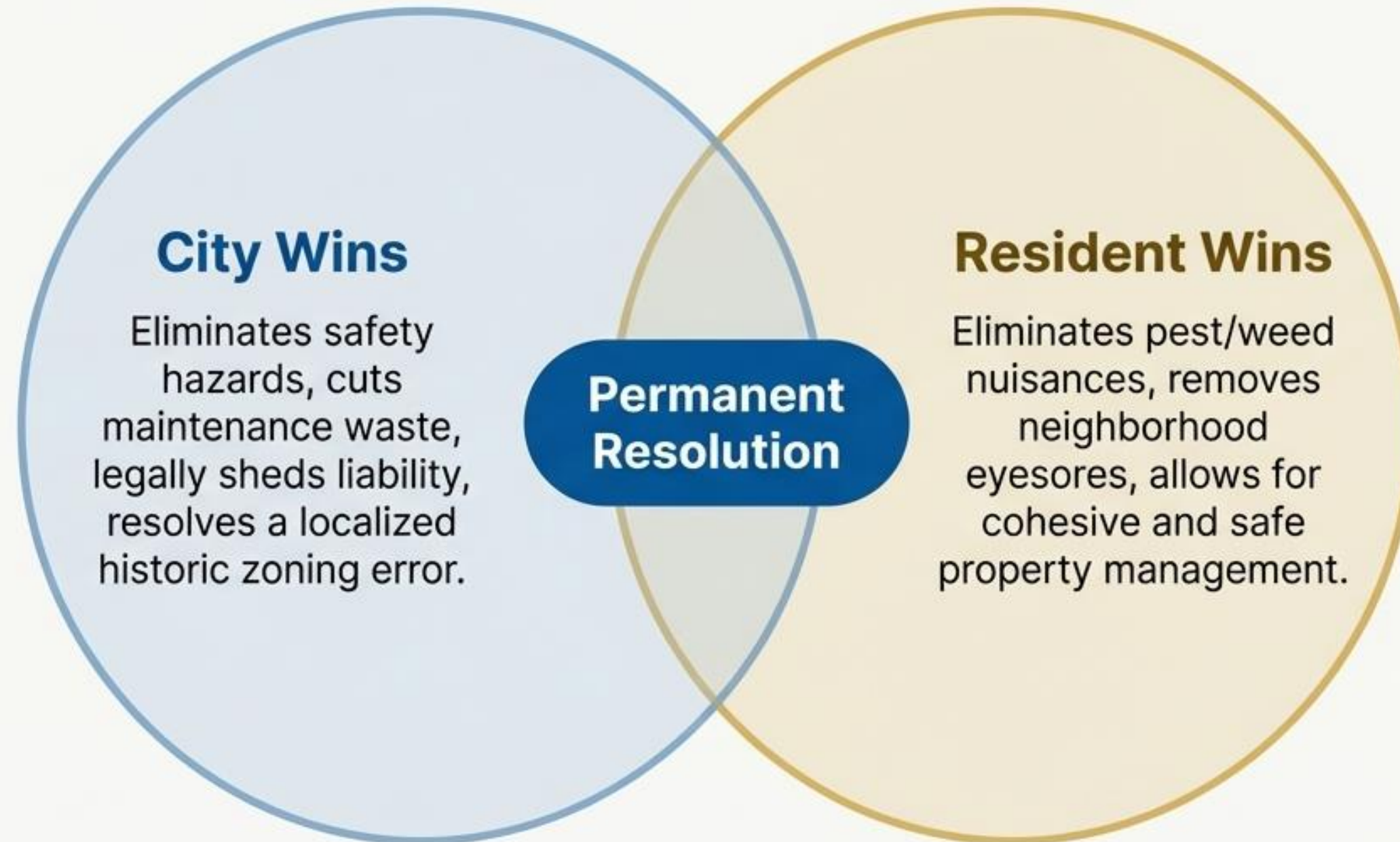
Geographically trapped.

**The True Value:** The true financial value to the City is not in the sale price, but in the permanent **savings** achieved by shedding perpetual maintenance costs and legal liability.

# The Win-Win Transformation

	Status Quo	Proposed Conveyance
Financial	 Perpetual wasted maintenance costs.	 \$0 future City cost.
Liability	 Severe hazard (staff scaling fences).	 Municipal risk completely eliminated.
Aesthetics	 Chronic, unsightly overgrowth.	 Seamless integration into private maintenance.
Administrative Effort	 Ongoing complaint management.	 File permanently closed.

# Aligning Municipal and Residential Interests



# Council Action Required



Approve the revised business case and acknowledge the unique spatial constraints.



Authorize the drafting of the sale/conveyance agreement at a nominal fee to the adjacent homeowner.



Permanently close the file on this 6-home ravine zoning anomaly.