

**Filing Date:** March 2, 2021  
**Hearing Date:** March 30, 2021

**File:** B-2021-0005

**Owner/  
Applicant:** Sandringham Place Inc. & Marawa Construction Ltd. c/o DG Group

**Address:** Part of Lots 14 and 15, Concession 3 E.H.S

**Ward:** 9

**Contact:** Stephen Dykstra, Planner III, Development

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**Proposal:**

The purpose of the application is to request the consent to sever a parcel of land currently having a total area of approximately 10.8 hectares (26.7 acres). The effect of the applications is to create three parcels with areas of approximately 3.6 hectares, 2.0 hectares and 5.2 hectares. These lands are located within a larger condominium community known as Rosedale Village. This community is comprised of many condominium corporations that have been split up using consent applications and creating individual condominiums within each parcel. The parcels will be developed with low-density residential including primarily single, semi-detached and townhouse dwellings.

**Recommendations:**

That application B-2021-0005 is supportable subject to the following condition(s) being imposed:

- (1) The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given.
- (2) That any easements, which may include blanket and/or reciprocal easements over the severed and retained lands as may be required to be conveyed prior to site plan approval at the discretion of the Commissioner of Planning and Development Services and the Commissioner of Public Works and Engineering for purposes including but not limited to: parking, access, services, maintenance and any other purposes identified by the City, Region of Peel and/or utility agency(s) shall be established; and,

- (3) The owner will be responsible for all costs associated with the conveyance, preparation, deposit and registration of any and all reference plan(s) and/or easements required for compliance with condition (2) above.
- (4) 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.
- (5) 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.
- (6) Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to the location of existing and installation of new services and private service easements.

**Background:**

- **Official Plan:** The subject property is designated 'Residential' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Medium Density Residential' and 'Special Policy Area 5' in the Springdale Secondary Plan (Area 2); and,
- **Zoning By-law:** The subject property is zoned "Residential Townhouse A (R3A(1)) – Section 2362" according to By-Law 270-2004, as amended.

**Current Situation:**

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,



Stephen Dykstra, Planner III, Development



**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 lease has no effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed severance 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 lease does not present any concern with regard to the Official Plan or adjacent plans of subdivision / condominium.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	There are no concerns about the suitability of the land for the purposes of the severance.
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 severance does not present any concern with regard to the adequacy of the roadway network.
f) <i>The dimensions and shapes of the proposed lots;</i>	The proposed severance is appropriate in size and shape for its purpose.
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 severance 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 severance 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 severance 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.