

**Filing Date:** October 17, 2023

**Hearing Date:** November 14, 2023

**File:** B-2023-0028

**Owner/  
Applicant:** BCC EQUITIES INC. AND MORGUARD CORPORATION C/O CHRISTINE COTE

**Address:** 25 Peel Centre Drive

**Ward:** WARD 7

**Contact:** Megan Fernandes, Planning Technician

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**Recommendations:**

That application(s) B-2023-0028 and A-2023-0315 be deferred until the last hearing of December 2023.

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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 330,000 square metres (33 hectares); together with an easement for shared driveway access and underground servicing. The proposed severed lot has a depth of approximately 160.94 metres (528.02 feet) and an area of approximately 14,095 square metres (3.48 acres). The effect of the application is to create a new lot for future residential purposes.

**Background:**

- **Official Plan:** The subject property is designated 'Central Area' and 'Regional Retail' in the Official Plan;
- **Brampton Plan (2023):** The subject property is designated as 'Mixed Use' in the Official Plan (Schedule 2 Designations) and located within Primary Major Transit Station Area QUE-5 (Schedule 1B – Major Transit Station Areas)
- **Secondary Plan:** The subject property is designated 'Central Area Mixed Use and Office Node' in the Queen Street Corridor Secondary Plan (Area 36); and
- **Zoning By-law:** The subject property is zoned 'Commercial 3 – Special Section 416 (C3-416)' according to By-Law 270-2004, as amended.

**Requested Variance:**

A-2023-0315 (Severed Lot):

The applicant is requesting the following variance associated with the severed lot under Consent Application B-2023-0028:

1. The retained lands and severed lands to be treated as one lot for zoning purposes, whereas the by-law requires both lots to be treated as separate parcels of land.

**Current Situation:**

Concurrent Consent application (B-2023-0028) and Minor Variance application (A-2023-0315) have been submitted to facilitate the severance of the property. The applicant is proposing a residential development on the severed parcel; together with an easement for shared driveway access and underground servicing. Furthermore, the applicant has requested a variance to treat the severed and retained lands as one lot for zoning purposes. A review of the application by the Toronto Region Conservation Authority (TRCA) raised concerns that the proposed severed lot is located in a Regulatory Floodplain Area, are unable to support the proposed severance, and would recommend a deferral of the application. As stated in the comments provided by the TRCA, the applicant has submitted permit application CFN 69708 to address the flooding on the property, however these works have not yet been approved.

City staff are aware that the applicant and owner are having on-going discussions with the TRCA regarding the above stated matters. Therefore, Staff are recommending a deferral of the application to a meeting date no later than the last hearing of 2023. Once a mutually acceptable agreement has been reached between the applicant and TRCA, staff will be in a better position to evaluate the application and provide a recommendation to the Committee of Adjustment.

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes, Planning Technician