

---

**REPORT TITLE:**     **Proposed Road Closure and Transfer of Region Owned Lands  
Located on the East Side of The Gore Road, Across from  
Edgeforest Drive – City of Brampton, Ward 10**

**FROM:**                Kathryn Lockyer, Interim Commissioner of Corporate Services  
                              Kealy Dedman, Commissioner of Public Works

---

## **RECOMMENDATION**

**That the lands described as Part of Lot 13, Concession 10, Northern Division, City of Brampton (formerly Township of Gore), Regional Municipality of Peel, designated as Part 1 on Reference Plan 43R-35376, be stopped-up, closed and deprived of its character as a public highway or street;**

**And further, that the necessary by-law be presented for enactment;**

**And further, that the fee simple interest in the lands described as Part of Lot 13, Concession 10, Northern Division, City of Brampton (formerly Township of Gore), Regional Municipality of Peel, designated as Part 1 on Reference Plan 43R-35376, be declared surplus to the needs of The Regional Municipality of Peel upon passing of a by-law to stop-up, close and deprive the land of its character as public highway or street in order to complete a title registration correction;**

**And further, that The Regional Municipality of Peel gratuitously transfer the fee simple interest in the lands described as Part of Lot 13, Concession 10, Northern Division, City of Brampton (formerly Township of Gore), Regional Municipality of Peel, designated as Part 1 on Reference Plan 43R-35376 to Sheridan Capital Management Corp. in order to complete a title registration correction;**

**And further, that the Regional Solicitor be authorized to complete the transaction including the execution of all documents, affidavits, statutory declarations and undertakings required.**

## **REPORT HIGHLIGHTS**

- The Regional Municipality of Peel (the “Region”) has jurisdiction over and is the registered owner of the lands described as Part of Lot 13, Concession 10, Northern Division, City of Brampton (formerly Township of Gore), Regional Municipality of Peel, designated as Part 1 on Reference Plan 43R-35376 ( the “Subject Lands”) located adjacent to the Gore Road (Regional Road No. 8) (the “Gore Road”) right-of-way.

Council approval is required to stop-up and close and declare surplus the Subject Lands and, to gratuitously transfer the fee simple interest in the Subject Lands to Sheridan Capital Management Corp. in order to correct title.

---

## **Proposed Road Closure and Transfer of Region Owned Lands Located on the East Side of The Gore Road, Across from Edgeforest Drive – City of Brampton, Ward 10**

### **DISCUSSION**

#### **1. Background**

The Region acquired a 0.36 acre (0.146 hectare) parcel of land, being the Subject Lands, on the east side of the Gore Road between Castlemore Road and Countryside Drive in the City of Brampton.

In connection with Project #07-4030 (The Gore Road widening and Improvements from Castlemore Road to 540 metres North of Beamish Court, City of Brampton) in 2013, the owner, Sheridan Capital Management Corp. (as “Vendor”) and the Region (as “Purchaser”) entered into an Offer to Sell Agreement for the gratuitous conveyance of the following interests in lands to the Region:

1. A temporary working easement interest in lands designated as Part 1 on Reference Plan 43R-35376, and
2. A fee simple interest in lands designated as Part 2 on Reference Plan 43R-35376 (the “Original Fee Simple Lands”) which was to become part of the Gore Road right-of-way.

Upon registration the reverse occurred:

1. Part 1 on Reference Plan 43R-35376, was transferred to the Region in fee simple and has been dedicated as public highway by By-law 116-2013 and is now part of the Gore Road right-of-way; and
2. Part 2 on Reference Plan 43R-35376 was transferred to the Region as a temporary working easement in error.

In order to correct the registration error, the Subject Lands need to be stopped-up and closed and declared as surplus in order to gratuitously transfer them back to the Owner in fee simple. Upon registration, the Owner will transfer Part 2 on Reference Plan 43R-35376 (the “Original Fee Simple Lands”) gratuitously to the Region.

Regional staff have confirmed that construction is complete and a temporary working easement is no longer required.

The Region’s Legal Department has arranged to complete the exchange of registration with the Vendor’s lawyer once Part 1 on Reference Plan 43R-35376, has been stopped-up, closed and deprived of its character as a public highway or street. Once the fee simple interest in Part 2 on Reference Plan 43R-35376 is transferred to the Region the temporary working easement will have merged in title.

Regional staff completed an internal circulation to determine if there were any objections to the stopping-up, closing and disposal of the Subject Lands to correct the registration error and the Region’s Public Works Department had no objection to correcting the registration error.

## **Proposed Road Closure and Transfer of Region Owned Lands Located on the East Side of The Gore Road, Across from Edgeforest Drive – City of Brampton, Ward 10**

### **2. Road Closure**

The Subject Lands are required to be stopped-up, closed and deprived of their character as public highway, by enacting a by-law prior to being declared surplus.

### **3. Transfer of Lands**

Regional By-Law 23-95 establishes procedures governing the sale and disposition of real property. Pursuant to By-law 23-95, the following shall apply to the Subject Lands:

1. In accordance with Subsection 3(a), the Subject Lands are classified as having no general demand or market.
2. In accordance with Subsection 4(a), the Subject Lands are exempt from requiring an appraisal.
3. In accordance with Subsection 4(b), the only transferee is Sheridan Capital Management Corp.

Notice to the public of the proposed transfer will be given by posting of a Public Notice from April 5, 2021 to April 8, 2021 inclusive in the front lobby of Suite A and B of Regional Headquarters at 10 Peel Centre Drive, Brampton, as well as on the Notice Page of the Region's web site, as designated by the Regional Clerk.

### **RISK CONSIDERATIONS**

The title registration correction as described in this report poses no risk to the Region.

### **APPENDICES**

Appendix I – Site Sketch

---

*For further information regarding this report, please contact Lori-Ann Thomsen, Manager, Real Property and Facility Acquisitions, Real Estate, Ext. 7636, [lori-ann.thomsen@peelregion.ca](mailto:lori-ann.thomsen@peelregion.ca)*

*Authored By: Pino Simonetta*  
RC-21026

***Reviewed and/or approved in workflow by:***

Department Commissioners, Division Directors and Legal Services.