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**REPORT TITLE:** **Proposed Surplus and Transfer of Region Owned Lands to The Corporation of the City of Brampton, Located at the Southwest Intersection of Mayfield Road and McVean Drive - City of Brampton, Ward 10**

**FROM:** Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

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## **RECOMMENDATION**

- 1. That the fee simple interest in lands described as Part of Lot 17, Concession 8, Northern Division, (geographic Township of Toronto Gore) City of Brampton, Regional Municipality of Peel, designated as Part 2 on Reference Plan 43R-39476, be declared surplus to the needs of The Regional Municipality of Peel and transferred gratuitously to The Corporation of the City of Brampton; and**
- 2. That the Regional Solicitor be authorized to complete any and all transactions, including the execution of all agreements, documents, affidavits, statutory declarations, and undertakings required for the property included in this report; and**
- 3. That a copy of the subject report be forwarded to The Corporation of the City of Brampton for information purposes.**

## **REPORT HIGHLIGHTS**

- The Regional Municipality of Peel is the registered owner of Part of Lot 17, Concession 8 Northern Division, (geographic Township of Toronto Gore) City of Brampton, Regional Municipality of Peel, designated as Part 2 on Reference Plan 43R-39476, located southwest of Mayfield Road and abutting McVean Drive, in the City of Brampton.
- Regional Council approval is required to declare the fee simple interest as surplus and to transfer gratuitously to The Corporation of the City of Brampton.

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## **DISCUSSION**

The Regional Municipality of Peel (the “Region”) is the registered owner of Part of Lot 17, Concession 8, Northern Division, (geographic Township of Toronto Gore) City of Brampton, Regional Municipality of Peel, designated as Part 2 on Reference Plan 43R-39476 (the “Subject Lands”), with an area of approximately 2,563 square meters / 0.633 acres as shown on the attached Appendix I – Location Map.

The Region negotiated an acquisition of fee simple lands designated as Parts 1 and 2 on Reference Plan 43R-39476 from the property owner which transfer was registered on August 26, 2020, as Instrument No. PR3692714. On closing of the transaction, Part 1 was transferred to the Region which formed part of Regional Road 14 (Mayfield Road) right-of-way. Part 2 (the “Subject Lands”) was to be transferred to the City of Brampton (the “City”) to form part of McVean Drive right-of-way; however, Part 2 was inadvertently conveyed to the Region as shown on the attached Appendix II – Reference Plan.

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Pursuant to Section 30 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, the Region shall now transfer the Subject Lands to the intended owner, the City. Staff completed internal and external circulations to determine if there were any objections to the transfer of the fee simple interest in the Subject Lands to the City. No objections were received.

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:

- In accordance with Subsection 3(a), the Subject Lands have no general demand or market.
- In accordance with Subsection 4, the Subject Lands are exempt from the requirement to obtain an appraisal.

Notice to the public of the proposed transfer will be given by the posting of a Public Notice from June 19, 2023 to June 22, 2023 inclusive, in the lobby of Suites A and B of Regional Headquarters at 10 Peel Centre Drive, Brampton, and on the Notice of the Region's website, as designated by the Regional Clerk.

### **BILL 112 RISKS AND IMPLICATIONS**

On May 18, 2023, the Province introduced Bill 112, *The Hazel McCallion Act (Peel Dissolution)*, 2023. The Bill has subsequently received Royal Assent. The Act will dissolve the Region of Peel and make the Cities of Brampton and Mississauga and the Town of Caledon single-tier municipalities, effective January 1, 2025. The proposed legislation provides for the establishment of a Transition Board to make recommendations on implementing the restructuring, which will include Regional roads. Details of the transition including matters as they relate to Regional roles and responsibilities are not known at this time and are to be addressed in future reporting to Regional Council. Additional assessment to support the transition under Bill 112 will be provided as further details become known.

There are no impacts or significant risks associated with Bill 112.

### **FINANCIAL IMPLICATIONS**

All registration costs associated with the transfer of the Subject Lands to the City will be the responsibility of the Region. There are sufficient funds available in existing approved budget within project 11-4075 to cover the costs associated with the property transfer.

### **APPENDICES**

Appendix I - Location Map  
Appendix II - Reference Plan

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Patricia Caza, Chief Financial Officer and Commissioner of Corporate Services

*Authored By: Lori-Ann Thomsen, Manager, Real Property and Facility Acquisitions*  
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