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**REPORT TITLE: Proposed Surplus and Transfer of a Permanent Easement Interest Over Region Lands on the Southeast and Northwest Corners of Airport Road and Williams Parkway – City of Brampton, Ward 8**

**FROM: Patricia Caza, Regional Solicitor and Commissioner of Legislative Services**

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## **RECOMMENDATION**

- 1. That a permanent hydro easement interest in lands described as Part Block 8, Registered Plan 43M-469, designated as Part 22 on Reference Plan 43R-40623, City of Brampton, Regional Municipality of Peel, be declared surplus to the needs of The Regional Municipality of Peel; and**
- 2. That a permanent hydro easement interest in lands described as Part of Lot 8, Concession 6 East of Hurontario Street, City of Brampton (Geographic Township of Chinguacousy), Regional Municipality of Peel, designated as Parts 21 and 25 on Reference Plan 43R-40673, City of Brampton, Regional Municipality of Peel, be declared surplus to the needs of The Regional Municipality of; and**
- 3. That The Regional Municipality of Peel, as vendor, enter into an Offer to Sell Agreement with Alectra Utilities Corporation for the gratuitous transfer of permanent hydro easement interest in lands described as Part Block 8, Registered Plan 43M-469, designated as Part 22 on Reference Plan 43R-40623, City of Brampton, Regional Municipality of Peel; and**
- 4. That The Regional Municipality of Peel, as vendor, enter into an Offer to Sell Agreement with Alectra Utilities Corporation for the gratuitous transfer of permanent hydro easement interest in lands described as described as Part of Lot 8, Concession 6 East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, designated as Parts 21 and 25 on Reference Plan 43R-40673, City of Brampton, Regional Municipality of Peel, City of Brampton, Regional Municipality of Peel; and**
- 5. That the Regional Solicitor and Commissioner of Legislative Services 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.**

## **REPORT HIGHLIGHTS**

- The Regional Municipality of Peel is undertaking a project for intersection improvements at Regional Road #7 (Airport Road) and Williams Parkway in the City of Brampton (Project 09-4245).**

## **Proposed Surplus and Transfer of a Permanent Easement Interest Over Region Lands on the Southeast and Northwest Corners of Airport Road and Williams Parkway – City of Brampton, Ward 8**

- Utility relocation for the intersection improvements is scheduled to commence in 2024 and road works are anticipated to begin in 2025 and be completed by the end of 2025.
- Regional Council approval is required to declare permanent hydro easement interests as surplus and to enter into agreements to transfer the permanent hydro easement interests gratuitously to Alectra Utilities Corporation.

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### **DISCUSSION**

The Regional Municipality of Peel (the “**Region**”) is undertaking a project for intersection improvements at Airport Road and Williams Parkway in the City of Brampton, pursuant to the 2012 Williams Parkway Class Environmental Assessment (Torbram Road to Humberwest Parkway) (the “**Project**”).

The Project will include upgrades to storm sewer infrastructure, roadway widening for additional turning lanes, addition of multi-use paths, bus bays, cross rides, accessibility (AODA) compliance, landscaping and more.

The Project is currently scheduled to be tendered for construction in 2025, with utility relocation scheduled to commence in 2024, and road construction anticipated throughout 2025.

The Region acquired road widenings from the parcels of land located on the southeast and northwest corners of Airport Road and Williams Parkway in the City of Brampton to facilitate the Project.

The Region acquired the fee simple interest in the Subject Lands, described below, for the purposes of:

- a 0.3 metre reserve along Airport Road and granting Alectra Utilities Corporation (“**Alectra**”) a permanent easement interest to cross the reserve designated as Part 22 on Reference plan 43R-40623;
- granting Alectra permanent easement interests over Region owned lands adjacent to the right-of-way that will not be dedicated as road, designated as Parts 21 and 25 on Reference Plan 43R-40673, for the infrastructure that Alectra needs to relocate as a result of the Region’s Project;

collectively the “**Subject Lands**”. The permanent easement interests are shown in Appendix I.

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 have no general demand or market.
2. In accordance with Subsection 4(a), the Subject Lands are exempt from the requirement to obtain an appraisal.
3. In accordance with Subsection 4(b), the only transferee is Alectra Utilities Corporation.

Notice to the public of the proposed transfer will be given by the posting of a Public Notice from Monday, February 5, 2024, to Thursday, February 8, 2024, inclusive, in the lobby of Suite A and

**Proposed Surplus and Transfer of a Permanent Easement Interest Over Region Lands on the Southeast and Northwest Corners of Airport Road and Williams Parkway – City of Brampton, Ward 8**

B of Regional Headquarters at 10 Peel Centre Drive, Brampton, and on the Notice Page of the Region’s website, as designated by the Regional Clerk.

**BILL 112 RISKS AND IMPLICATIONS**

The passing of the *Hazel McCallion Act (Peel Dissolution), 2023* on June 8, 2023, formalized a plan to dissolve the Region of Peel effective January 1, 2025. On December 13, 2023, the provincial government announced that Peel will not be dissolved, and that new legislation will be passed in 2024 to repeal or amend Bill 112. Until new legislation is passed, no implications can be determined.

The permanent easement interest will bind any successor of The Regional Municipality of Peel beyond January 1, 2025.

**FINANCIAL IMPLICATIONS**

All registrations costs associated with the transfer of the Subject Lands to Alectra will be the responsibility of the Region. There are sufficient funds available in the existing approved budget to carry out the direction of this report.

**APPENDICES**

Appendix I – Location Map

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Patricia Caza, Regional Solicitor and Commissioner of Legislative Services

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