

**Filing Date:** November 29, 2022

**Hearing Date:** March 28, 2023

**File:** B-2022-0027

**Owner/  
Applicant:** AECON CONSTRUCTION AND MATERIALS LIMITED

**Address:** 45, 55 Van Kirk Drive/12 Canam Crescent

**Ward:** WARD 2

**Contact:** Simran Sandhu, Planner I

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**Recommendations:**

That application B-2022-0027 be deferred no later than the last hearing of May 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 60,192.90 square metres (6.02 hectares). The proposed severed lot has a frontage of approximately 112.09 metres (367.75 feet), a depth of approximately 118.63 metres (389.20 feet) and an area of approximately 6,457.97 square metres (0.65 hectares). The effect of the application is to establish two separate lots from the existing lot to facilitate the sale of the proposed severed lot for future development.

**Background:**

- **Official Plan:** The subject property is designated 'Industrial' and 'Business Corridor' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'General Employment 1' and 'Service Commercial' in the Snelgrove-Heartlake Secondary Plan (Area 1); and
- **Zoning By-law:** The subject property is zoned 'Industrial Four A (M4A-157)' and 'Highway Commercial 1 (HC1-570)' according to By-Law 270-2004, as amended.

**Current Situation:**

The Consent application has been submitted to facilitate the severance of the subject property and establish two separate lots from the existing lot to facilitate the sale of the proposed severed lot for any future development.

In further review and inspection of the subject site, it is found that sanitary easements are required. The applicant has discussed and shared with City Staff their findings regarding the infrastructure on the site and are currently conducting fieldwork to determine the location of all possible easements on site. Engineering staff have requested for an underground survey to be conducted and a Servicing Plan to be submitted in order to confirm the location of existing servicing to be reviewed. Further information on the easement is required prior to making a recommendation to the Committee of Adjustment. The identified easement will also need to be included on the sketch attached to the public notices as per Planning Act requirements.

City Staff have discussed the above noted matters with the applicant which will need to be addressed through a revised proposal and severance sketch depicting necessary easements. Therefore, staff recommend a deferral of the application so that the applicant can amend the application to the satisfaction of City staff.

Respectfully Submitted,



Simran Sandhu, Planner I