

Filing Date: September 25, 2020

Hearing Date: October 20, 2020

File: B-2020-0019

**Owner/
Applicant:** CANON CANADA INC.

Address: 8000 Mississauga Road

Ward: 6

Contact: Shelby Swinfield, Planner I, Development

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 74203.8 square metres (7.42 hectares). The effect of the application is to create a new lot having frontage of approximately 244.18 metres (800.85 feet), a depth of approximately 127.20 metres (417.32 feet) and an area of approximately 30,220.4 square metres (3.02 hectares). The proposed severed lands are excess to Canon's needs. No new development is proposed as part of this consent application.

Recommendations:

That application B-2020-0011 be deferred no later than the last Committee hearing of 2020.

Current Situation:

Staff has reviewed the proposal for severance and easement and consider it to be premature at this time, as a need for a mutual access easement associated with the severance has been identified.

The purpose of the consent application is to sever a portion of the lands that is no longer needed for the property owner's purposes. Due to the location of the proposed split in the properties, the severed parcel will not be able to share the existing access onto Mississauga Road. Due to intersection spacing requirements and the existing signalized intersection, it is necessary for the two parcels to share the existing access. It will not be possible for the property to gain access via the residential street at the rear of the property as that type of access would not be supported by Transportation Planning Staff.

Staff request a deferral of the application to allow time for the property owner to amend the application to include the necessary access easement.

Respectfully Submitted,

Shelby Swinfield

Shelby Swinfield, Planner I, Development