

**Filing Date:** June 6, 2022

**Hearing Date:** July 12, 2022

**File:** B-2022-0006

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

**Address:** 99 Hereford Street

**Ward:** WARD 6

**Contact:** François Hémon-Morneau, Planner I

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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 4.18 hectares (10.32 acres). The proposed severed lot has a frontage of approximately 65 metres (213.25 feet), a depth of approximately 243 metres (797.24 feet) and an area of approximately 1.619 hectares (4 acres). The effect of the application is to establish two (2) separate lots from the existing lot to facilitate separate ownership. The existing 3-storey building on the southerly lot will remain. Future development of the newly created northerly lot for employment use is proposed.

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### **Recommendations:**

That application B-2022-0006 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's Certificate fee shall be paid in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate; and
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

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### **Background:**

- **Official Plan:** The subject property is designated 'Office' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Office Centre' in the Bram West Secondary Plan (Area 40b); and

- **Zoning By-law:** The subject property is zoned 'Office Commercial (OC-2803)' according to By-Law 270-2004, as amended.

**Current Situation:**

The subject lands consists of an existing 3-storey office building front onto Hereford Street to the south, and a parking lot to the south and west of the building. The owner is seeking approval to sever the lands into two separate parcels in order to allow the owner to separate ownership for the future development of the lands. The proposed severed and retained lands maintain all Zoning By-law requirements for lot size and dimensions.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized on Schedule "A" attached to this report), and advise that the proposed consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I



**SCHEDULE "A"**

**CRITERIA TO BE CONSIDERED UNDER SECTION 53(12) & 51(24) OF THE  
PLANNING ACT**

CRITERIA TO BE CONSIDERED	ANALYSIS
a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>	The proposed severance has no effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed severance is neither premature nor contrary to any matters of public interest.
c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed severance does not present any concern with regard to the Official Plan or adjacent plans of subdivision.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The severance is suitable for the purposes for which it is to be subdivided.
e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposed severance does not present any concern with regard to the adequacy of the roadwork network.
f) <i>The dimensions and shapes of the proposed lots;</i>	The shape and dimension of the proposed lot is appropriate and maintains all minimum Zoning By-law requirements.
g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	No concerns are noted with regard to restrictions on the lands included in the lands to be subdivided.
h) <i>The conservation of natural resources and flood control;</i>	The proposed severance presents no concerns with regard to flood control and the conservation of natural resources.
i) <i>The adequacy of utilities and municipal services;</i>	There are no concerns with regard to the adequacy of utilities and municipal services.
j) <i>The adequacy of school sites;</i>	The proposed severance presents no concerns with regard to the adequacy of school sites.

k)	<i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	There are no concerns related to conveyances for public purposes.
l)	<i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>	The proposed severance has no impact on matters of energy conservation.
m)	<i>The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i>	There are no concerns related to the design of the proposal and matters of Site Plan Control under the Planning Act.