

**Filing Date:** June 30, 2022  
**Hearing Date:** August 2, 2022

**File:** B-2022-0007

**Owner/  
Applicant:** 2494747 ONTARIO LTD.

**Address:** 98-100 Rutherford Road South

**Ward:** WARD 3

**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 62,115 square metres (15.34 acres). The proposed severed parcel has a frontage of approximately 45.68 metres (149.87 feet), a depth of approximately 63.24 metres (207.48 feet) and an area of approximately 1,433 square metres (0.35 acres). The effect of the application is provide for a lot addition to the adjacent property municipally known as 25 Clark Boulevard.

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**Recommendations:**

That application B-2022-0007 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;
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;
3. Subsection 50(3) and/or(5) of the Planning Act R.S.O. 1990 as amended, shall apply to any subsequent conveyance or transaction involving the parcel of land that is the subject of this consent;
4. A solicitor's undertaking shall be received indicating that the "severed" land and the abutting land, being the property municipally identified as 25 Clark Boulevard legally described as PART LOTS 8 & 9 PLAN 644 BRAMPTON, PARTS 1 & 2 PLAN 43R32946 AND PART 5 PLAN 43R35417, shall be "merged" for Planning Act purposes at the time of the registration of the Transfer to which the Secretary-Treasurer's Certificate is affixed.
5. An undertaking shall be received from a solicitor confirming that the legal description of the "resultant" lot and the legal description in any mortgage(s) encumbering the "resultant" lot will be

identical within four (4) weeks of the date of the Secretary-Treasurer's Certificate under the Planning Act; or alternatively, that no part of the "resultant" lot is encumbered by any mortgage(s). (The "resultant" lot is the "severed" land and the land to which the "severed" land is to be merged.)

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**Background:**

- **Official Plan:** The subject property is designated 'Central Area' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Central Area Mixed Use' and 'Special Study Area' in the Queen Street Corridor Secondary Plan (Area 36); and
- **Zoning By-law:** The subject property is zoned 'Industrial Two (M2)' according to By-Law 270-2004, as amended.

**Current Situation:**

The subject property is rectangular in shape and contains an existing industrial building and the Etobicoke Creek watershed. The owner is seeking approval to sever the northern triangular portion of land to provide for a lot addition to the adjacent property municipally known as 25 Clark Boulevard.

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 and lot addition has no effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed severance and lot addition 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 and lot addition 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 and lot addition 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 and lot addition 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 and lot addition 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 subject property is regulated by the Toronto and Region Conservation Authority.

	The proposed severance and lot addition 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 and lot addition 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 and lot addition 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.