

**Filing Date:** July 4, 2022  
**Hearing Date:** August 2, 2022

**File:** B-2022-0008

**Owner/  
Applicant:** THE PENTECOSTAL ASSEMBLIES OF CANADA

**Address:** 9281 Goreway Drive

**Ward:** WARD 8

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

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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 4.33 hectares (10.70 acres); together with an access easement on the proposed new lot in favour of The Pentecostal Assemblies of Canada and the expansion of an existing parking easement on the proposed new lot in favour of the property municipally known as 9257 Goreway Drive, Sienna Senior Living Inc. The proposed severed lot has a frontage of approximately 132.7 metres (435.37 feet), a depth of approximately 192.1 metres (630.25 feet) and an area of approximately 0.79 hectares (1.95 acres). The effect of the application is to establish two separate lots from the existing lot to facilitate future development of the newly created (severed) lot.

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**Recommendations:**

That application B-2022-0008 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 'Residential' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Institutional' in the Goreway Drive Corridor Secondary Plan (Area 39); and

- **Zoning By-law:** The subject property is zoned 'Institutional One (I1 - 1589)' according to By-Law 270-2004, as amended.

**Current Situation:**

Following discussions between City staff and the applicant, it was mutually agreed that the access easement over the proposed new lot in favour of The Pentecostal Assemblies would no longer be required as part of this Consent application. The severed lands will be subject to a future Zoning By-law amendment and Site Plan application which will address access configurations and potential access easements.

Therefore, the application is now limited to the establishment of two separate lots from the existing lot and the creation of a parking easement on the proposed new lot in favour of the property municipally known as 9257 Goreway Drive, Sienna Senior Living Inc. The review of the proposal and recommendation is limited to the requested severance and parking easement. The applicant has provided staff with a revised Severance Plan (SV-1) dated July 26, 2022 which has eliminated the previously requested access easement (Appendix A).

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 III



**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 parking easement 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 parking easement 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 parking easement 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 parking easement 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 parking easement 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 and parking easement 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 parking easement 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 parking easement 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.

### Appendix A – Revised Severance Plan (SV-1) dated July 26, 2022

