

Filing Date: July 26, 2022
Hearing Date: August 23, 2022

File: B-2022-0010

**Owner/
Applicant:** 10254 HURONTARIO PROPERTY INC

Address: 10200 Hurontario Street

Ward: WARD 2

Contact: François Hémon-Morneau, Planner III

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 23.97 hectares (59.23 acres) arising from a merger of adjacent lots. The proposed severed lot has a frontage of approximately 102.2 metres (335.30 feet), a depth of approximately 144.3 metres (473.42 feet) and an area of approximately 1.36 hectares (3.36 acres). The effect of the application is to re-establish the properties municipally known as 10200 Hurontario Street and 100 Whybank Drive as individual properties.

Recommendations:

That application **B-2022-0010** 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;
-

Background:

The applicant is requesting consent to sever a parcel of land that have merged on title. The parcels were previously severed in 2018 (B18-020). The severed land will be developed for an industrial building.

- **Official Plan:** The subject property is designated '**Industrial**' in the Official Plan;

- **Secondary Plan:** The subject property is designated '**General Employment 1**' in the Snelgrove Heart-Lake Secondary Plan (Area 1);
- **Zoning By-law:** The subject property is zoned '**Industrial One (M1-422)**' according to By-Law 270-2004, as amended.

Consent Application:

Staff has undertaken a thorough review of the 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 consent to sever have no effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed consent to sever 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 consent to sever 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 consent to sever is suitable for the industrial 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 consent to sever 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 and retained lots are appropriate for the intended uses.
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 lease area.
h) <i>The conservation of natural resources and flood control;</i>	The proposed consents to sever present 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 consent to sever presents no concerns with regard to the adequacy of school sites. The proposed development is intended for industrial purposes.
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 consent to sever 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>	The proposed consents to sever have no impact on matters of Site Plan Control under the Planning Act.