

Filing Date: November 29, 2022

Hearing Date: January 03, 2023

File: B-2022-0027

Owner/

Applicant: AECON CONSTRUCTION AND MATERIALS LIMITED

Address: 45, 55 Van Kirk Drive/12 Canam Crescent

Ward: WARD 2

Contact: Simran Sandhu, Assistant Development Planner

Recommendations:

That application B-2022-0027 be deferred no later than the last hearing of March 2023.

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 60,192.90 square metres (6.02 hectares). The proposed severed lot has a frontage of approximately 112.09 metres (367.75 feet), a depth of approximately 118.63 metres (389.20 feet) and an area of approximately 6,457.97 square metres (0.65 hectares). The effect of the application is to establish two separate lots from the existing lot to facilitate the sale of the proposed severed lot for future development.

Background:

- **Official Plan:** The subject property is designated 'Industrial' and 'Business Corridor' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'General Employment 1' and 'Service Commercial' in the Snelgrove-Heartlake Secondary Plan (Area 1); and
- **Zoning By-law:** The subject property is zoned 'Industrial Four A (M4A-157)' and 'Highway Commercial 1 (HC1-570)' according to By-Law 270-2004, as amended.

Current Situation:

The Consent application has been submitted to facilitate the severance of the subject property and establish two separate lots from the existing lot to facilitate the sale of the proposed severed lot for any future development.

Staff reviewed the submission materials provided by the applicant and have determined that a Site Servicing Brief was required. In reviewing the Site Servicing Brief provided by the applicant, Engineering staff found that a sanitary easement may be required as a catch basin appears to be located on the retained parcel. Engineering staff are now requesting for an underground survey to be conducted and a Servicing Plan to be submitted in order to confirm the location of existing servicing to be reviewed. Further information on the easement is required prior to making a recommendation to the Committee of Adjustment. The identified easement will also need to be included on the sketch attached to the public notices as per Planning Act requirements.

City Staff have discussed the above noted matters with the applicant which will need to be addressed through a revised proposal and severance sketch depicting necessary easements. Therefore, staff recommend a deferral of the application so that the applicant can amend the application to the satisfaction of City staff.

Respectfully Submitted,



Simran Sandhu, Assistant Development Planner