

Filing Date: December 15, 2022

Hearing Date: January 24, 2023

File: B-2022-0030

**Owner/
Applicant:** NATIONAL BRIXEN (STEELES) INC. / GLEN SCHNARR & ASSOCIATES INC.

Address: 245 Steeles Avenue West

Ward: WARD 4

Contact: Chinoye Sunny, Planner I

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.623 hectares (1 .54 acres). The proposed severed lot (Parcel A) ranging in width from approximately 7 metres (23 feet) to 8 metres (26 feet) will be conveyed to the Region of Peel to achieve the ultimate right-of-way width for Steeles Avenue West. The effect of the application is to provide for an increased road widening along Steeles Avenue West, including the required 0.3 metre (1 foot) reserve.

Recommendations:

That application B-2022-0030 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 'Residential High Density' in the Fletchers Creek South (Area 24); and
- **Zoning By-law:** The subject property is zoned 'Residential Apartment A (R4A-2808)' according to By-Law 270-2004, as amended.

Current Situation:

The applicant is requesting to sever the required road widening from the subject lands located on the south side of Steeles Avenue West and west of Malta Avenue to be conveyed to the Region of Peel in order to achieve the ultimate right-of-way width for Steeles Avenue West. 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,



Chinoye Sunny, 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 land conveyance has no effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed land conveyance 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 land conveyance 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 proposed land conveyance 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 land conveyance 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 land conveyance 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 land conveyance 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 land conveyance 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.