

RETAINED LANDS

# 10651 KEELE STREET

City of Vaughan | Committee of Adjustment – July 13, 2023

SEVERED LANDS

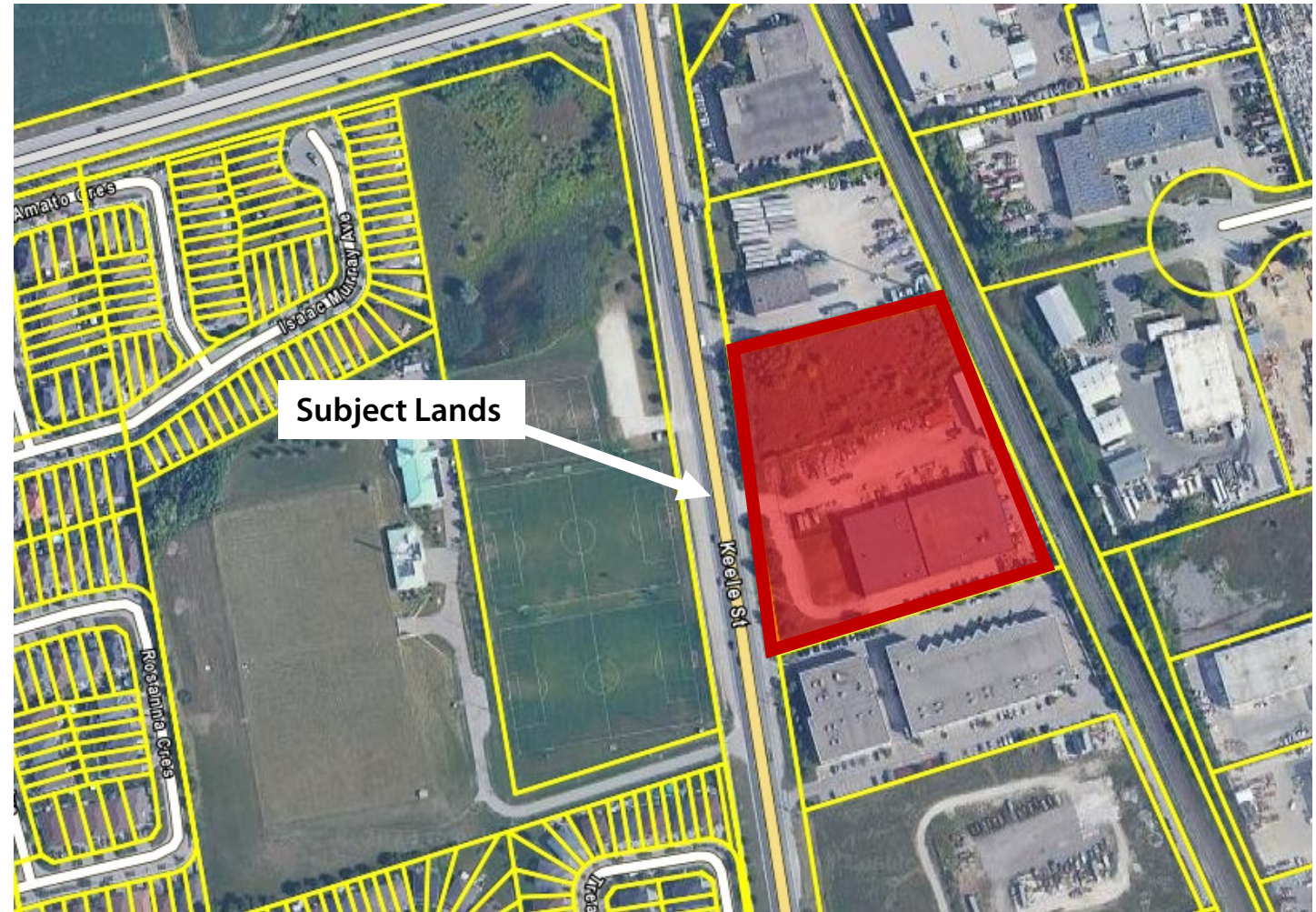
BLOCK 29625  
YORK REGION STANDARD CONDOMINIUM PLAN No. 1084



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE



# Subject Lands



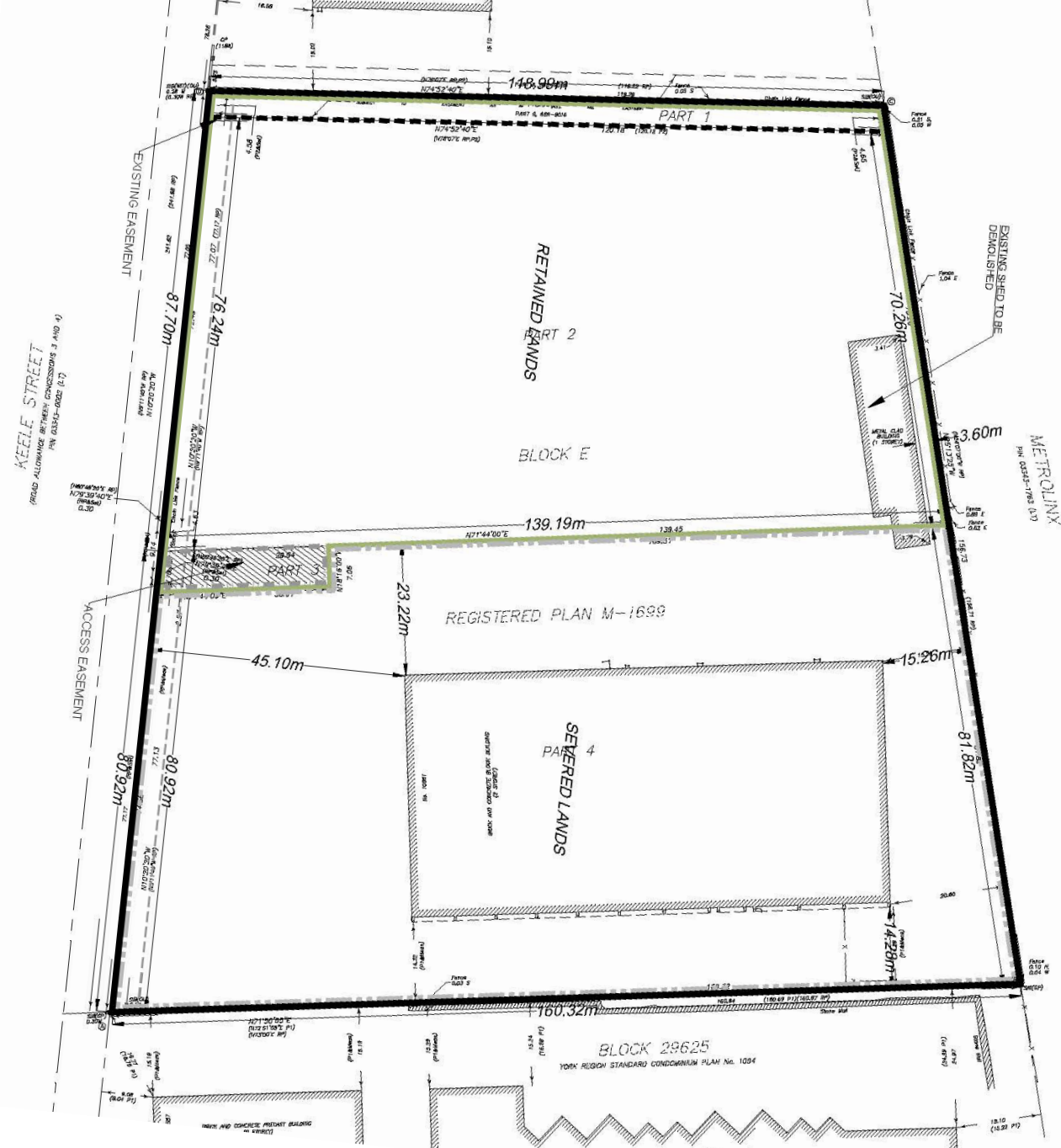
# Severance Sketch

	Retained Parcel (Parts 1, 2 and 3)	Severed Parcel (Part 4)
Lot Area	+/- 10,230 m <sup>2</sup>	+/- 11,923 m <sup>2</sup>
Lot Frontage	+/- 81.62 m	+/- 81.72 m
Lot Depth	+/- 118.99 m	+/- 160.32 m

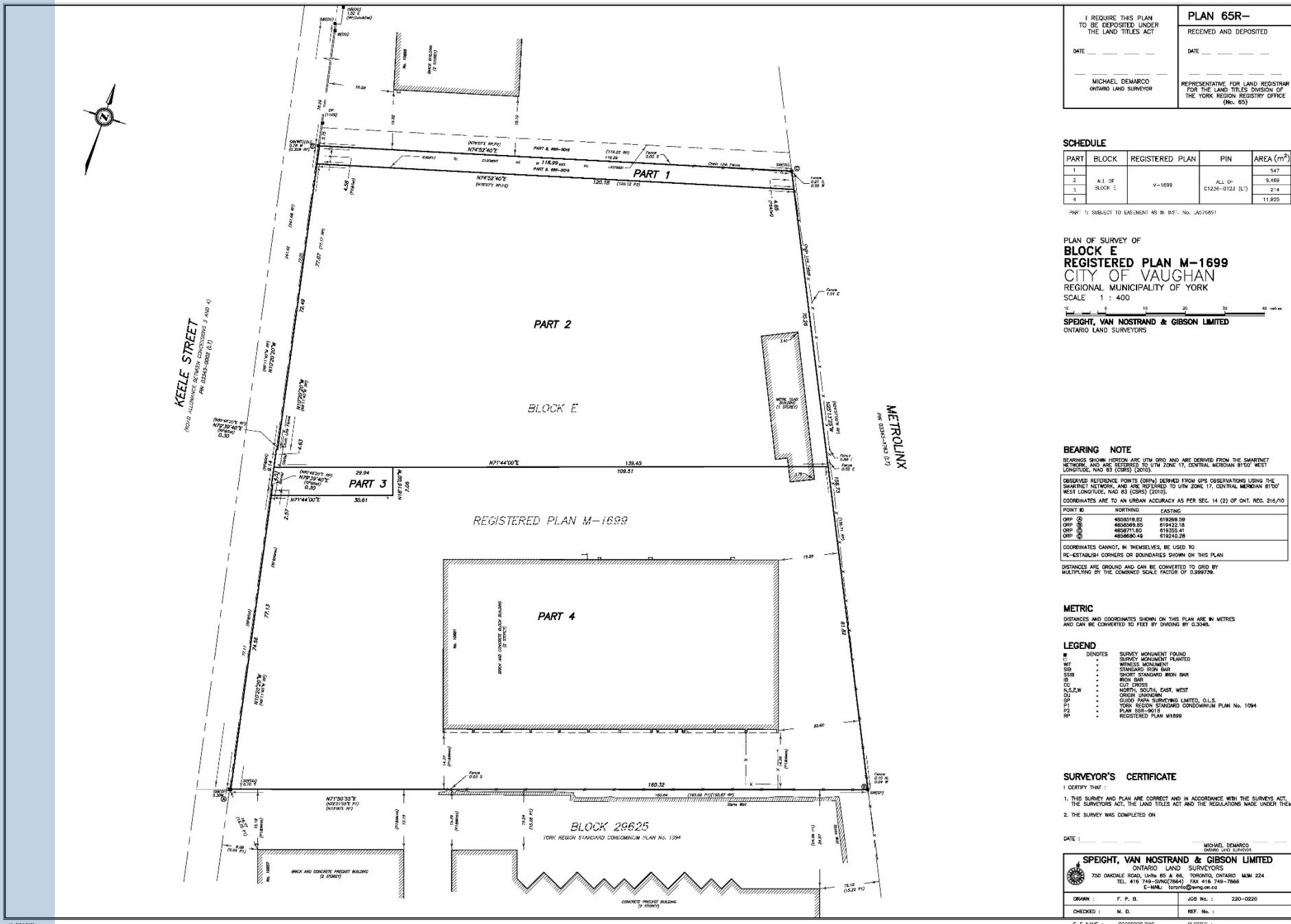
Easement Description	Over Retained Parcel (Parts 1, 2 and 3)
Vehicle Access	Part 3 in favour of Severed Parcel

**LEGEND**

-  Subject Lands (22,154.5m<sup>2</sup>/5.47ac)
-  Retained Lands (10,229.7m<sup>2</sup>/2.53ac)
-  Severed Lands (11,924.8m<sup>2</sup>/2.95ac)
-  Existing Easement (546.6m<sup>2</sup>/0.14ac)
-  Access Easement (213.9m<sup>2</sup>/0.05ac)



# Reference Plan



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_

DATE \_\_\_\_\_

MICHAEL DEMARCO  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TILES DIVISION OF  
THE YORK REGION REGISTRY OFFICE  
(No. 65)

**SCHEDULE**

PART	BLOCK	REGISTERED PLAN	PIN	AREA (m <sup>2</sup> )
1				547
2	A.I. OF	V-1699	ALL 0'	9,469
3	BLOCK E		01226-0123 (L7)	274
4				11,925

PART 1: SUBJECT TO EASEMENT AS IN INST. NO. J0275991

PLAN OF SURVEY OF  
**BLOCK E**  
**REGISTERED PLAN M-1699**  
**CITY OF VAUGHAN**  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 400

**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
ONTARIO LAND SURVEYORS

**BEARING NOTE**

BEARINGS SHOWN HEREON ARE UTM GRID AND ARE DERIVED FROM THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 8100' WEST LONGITUDE, NAD 83 (GCRS) (GTRD).

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 8100' WEST LONGITUDE, NAD 83 (GCRS) (GTRD).

COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF ONT. REG. 216/10

POINT ID	NORTHING	EASTING
ORP ①	4900079.82	619299.29
ORP ②	4900084.82	619422.18
ORP ③	4900711.80	619252.41
ORP ④	4900882.43	619212.29

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999739.

**METRIC**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- WT SURVEY MONUMENT PLANTED
- WITNESS MONUMENT
- SSB STANDBY IRON BAR
- SSIB SHORT STANDARD IRON BAR
- RB IRON BAR
- CS CUT CROSS
- N, S, E, W NORTH, SOUTH, EAST, WEST
- OJ ORION JOINT
- SP SURVEYOR'S PLANT
- YRS YORK REGION STANDARD CONDOMINIUM PLAN NO. 1094
- P2 PLAN 886-801
- RP REGISTERED PLAN M1699

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON \_\_\_\_\_

DATE: \_\_\_\_\_

MICHAEL DEMARCO  
ONTARIO LAND SURVEYOR

**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
ONTARIO LAND SURVEYORS

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TEL. 416 749-3400/7864 FAX 416 749-7866  
E-MAIL: TORONTO@VANGIBSON.COM

DRAWN: F. P. B. JOB NO.: 220-0220  
CHECKED: M. D. REF. NO.:  
F.I.E. NAME: 8220020.DWG PLOTTED:

# Consent Conclusions

**Section 51(24) of the Planning Act outlines criteria that a consent application shall have regard for. The proposed consent addresses this criteria by:**

- Maintaining and providing compatibility with the pattern of development along the east side of Keele Street and does not preclude the layout of future development on the lands. The proposed severance does not, in our opinion, have potential for redevelopment for a more comprehensive scale due to the existing land uses and lot size.
- The Subject Lands are zoned for employment purposes and the proposed consent request does not create any zoning deficiencies.
- The severance of the lands is suitable for employment purposes, with the dimensions and shape of the lot being created being appropriate thereto.
- Both lots will be adequately serviced by municipal infrastructure post-severance. A Preliminary Grading and Servicing Plan has been prepared and provided for this submission. An access easement will be provided for over the retained lands in favour of the severed lands to provide access to Keele Street.
- No Site Plan Control application is required at this time.

THANK YOU



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

