



# COMMITTEE OF ADJUSTMENT PRESENTATION

CONSENT APPLICATION - EASEMENT  
(FILE NO. B005/23)

10065 KEELE STREET

CITY OF VAUGHAN

THURSDAY JUNE 1, 2023 @ 6PM

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# SUBJECT PROPERTY



Aerial Photo

- Weston is retained by the owners of 10059 Keele Street and 10065 Keele Street for the consent (B005/23) and Site Plan approval (DA.22.028) applications.
- The two adjacent parcels are owned by different business entities.
- 10059 Keele Street is occupied by a two-storey building and an accessory structure and parking at the rear and 10065 Keele Street is occupied by a commercial plaza and parking.

# PARCELS SUBJECT TO APPLICATION



Aerial Photo

- The purpose of the consent application is to establish a Blanket Easement over 10065 Keele Street (Servient Land) in favor of 10059 Keele Street (Dominant Land) to facilitate a shared waste management arrangement, which is required as part of Site Plan Application.
- Also, the Consent application addresses comments received on the application from Development Transportation Engineering staff.

# PLANNING POLICY FRAMEWORK

- Formalizing the arrangement through an easement was requested by City staff as part of DA.22.028 site development application for 10059 Keele St, which was submitted in order to facilitate the change in use of the main building and the parking area improvements.
- The proposed easement conforms with the Planning Act 51(24), Provincial Policy Statement (2020), the Greater Golden Horseshoe (2019), the York Region Official Plan (2022), City of Vaughan Official Plan (2010), and City of Vaughan Zoning By-law 001-2021.
- The proposed easement will facilitate the efficient use of land and the a shared waste pick-up service.
- It will also result in a more streamlined and safe waste management arrangement that will reduce the amount of vehicle movements that would be required to service the 10059 Keele Street parcel independently from the 10065 Keele Street site.
- The 10065 Keele Street parcel is larger and allows for safer turning movements of waste pick-up vehicles. The proposed Consent application to establish an easement promotes safety to residents and pedestrians within 10059 Keele Street.

# CONCLUSION

- The proposed Consent application to establish an easement has regard for matters of provincial interest and meets the requirements of Section 51(24) of the Planning Act as described above.
- The purpose of these applications is to establish a blanket easement for the shared waste pick-up service arrangement.
- The proposed application will have no negative impact on the surrounding area or structures.
- The proposed application for Consent maintains the principles of good land-use planning, meets the in-force land use planning policy regime, has regard for the relevant criteria set out in Section 51(24) of the Planning Act.

# Thank You

## Comments & Questions?

Mallory Nievas, BA, MES, RPP, MCIP  
Senior Planner  
Weston Consulting

905-738-8080 (ext. 275)

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