Block 4S Consent to Sever

File No. B021/23
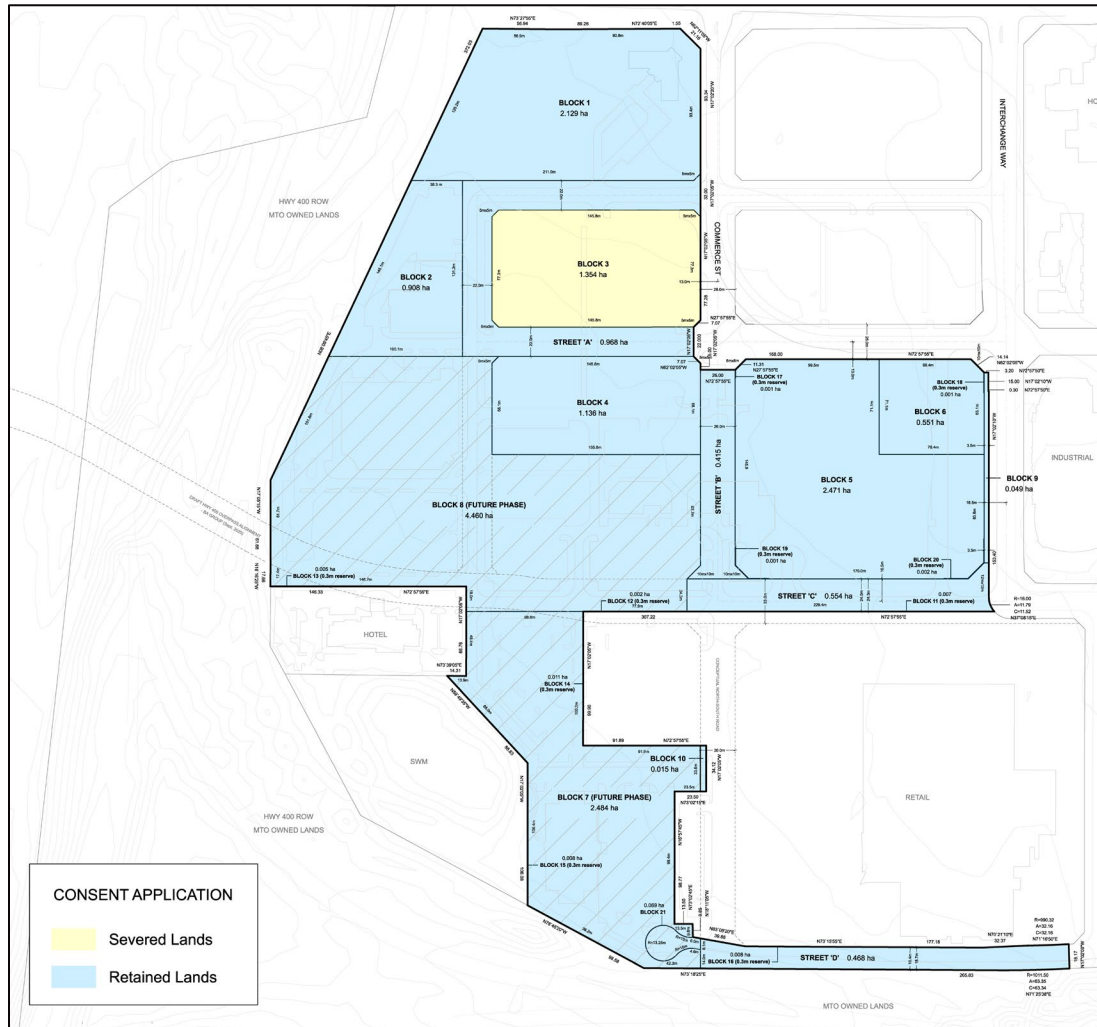
Part of Lot 4 and Lot 5, Concession 5, City of Vaughan

November 16th, 2023

On behalf of 2748355 Canada Inc.

Presentation to Committee of Adjustment

Site Location

SEVERED LANDS

SUBJECT SITE

HWY 7

COMMERCE ST

FUTURE EDGELEY

ARCADIS

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Retained and Severed Lands

Type	ZBL 1-88 Requirement	ZBL 001-2021 Requirement	Retained Lands	Severed Lands
Lot Area	5,000 m^2	4,000 m^2	167,200 m^2	13,540 m^2
Lot Frontage	50 m	50 m	652 m	74 m — *(upon completion of Commerce Street Realignment Land Transfer)*

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Concurrent and Active Applications
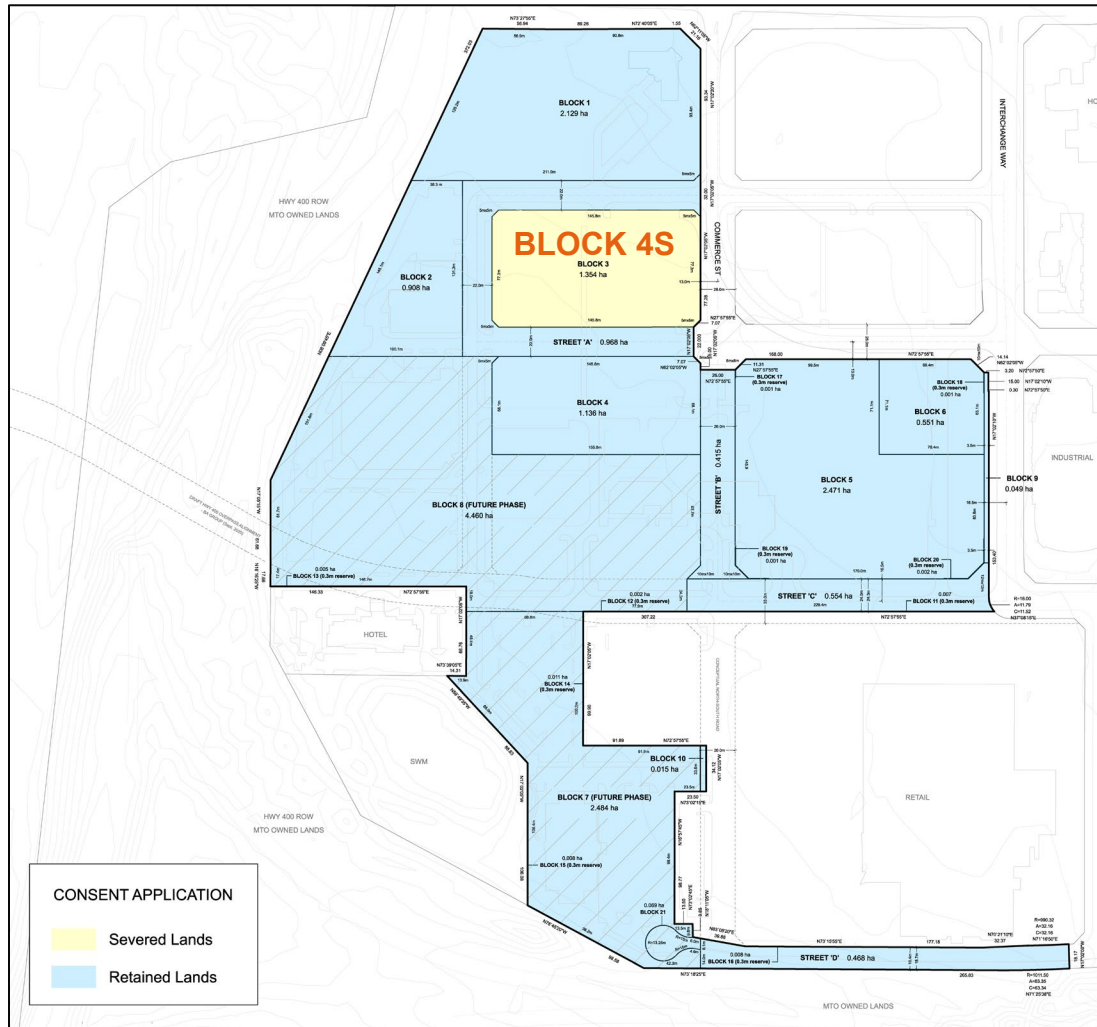
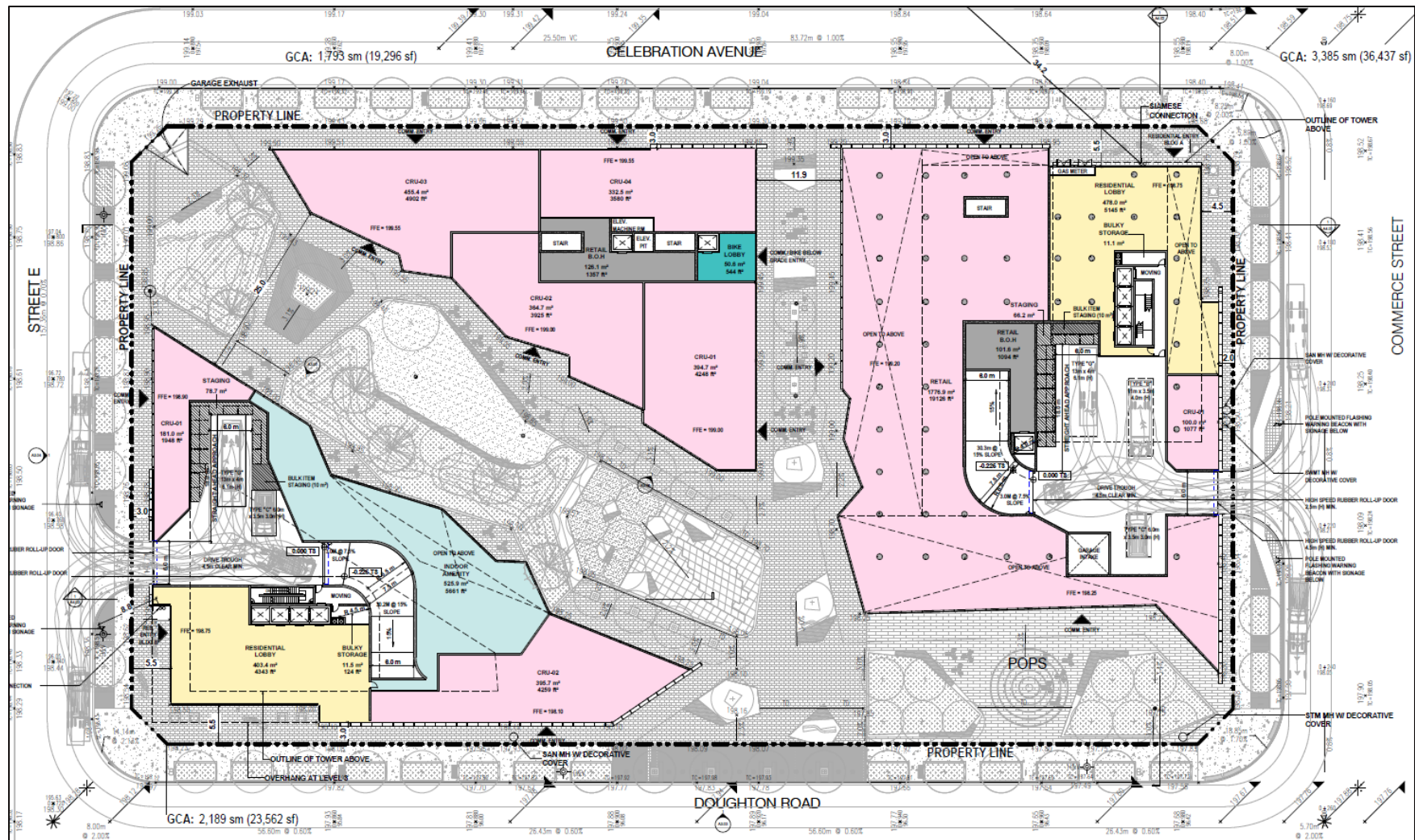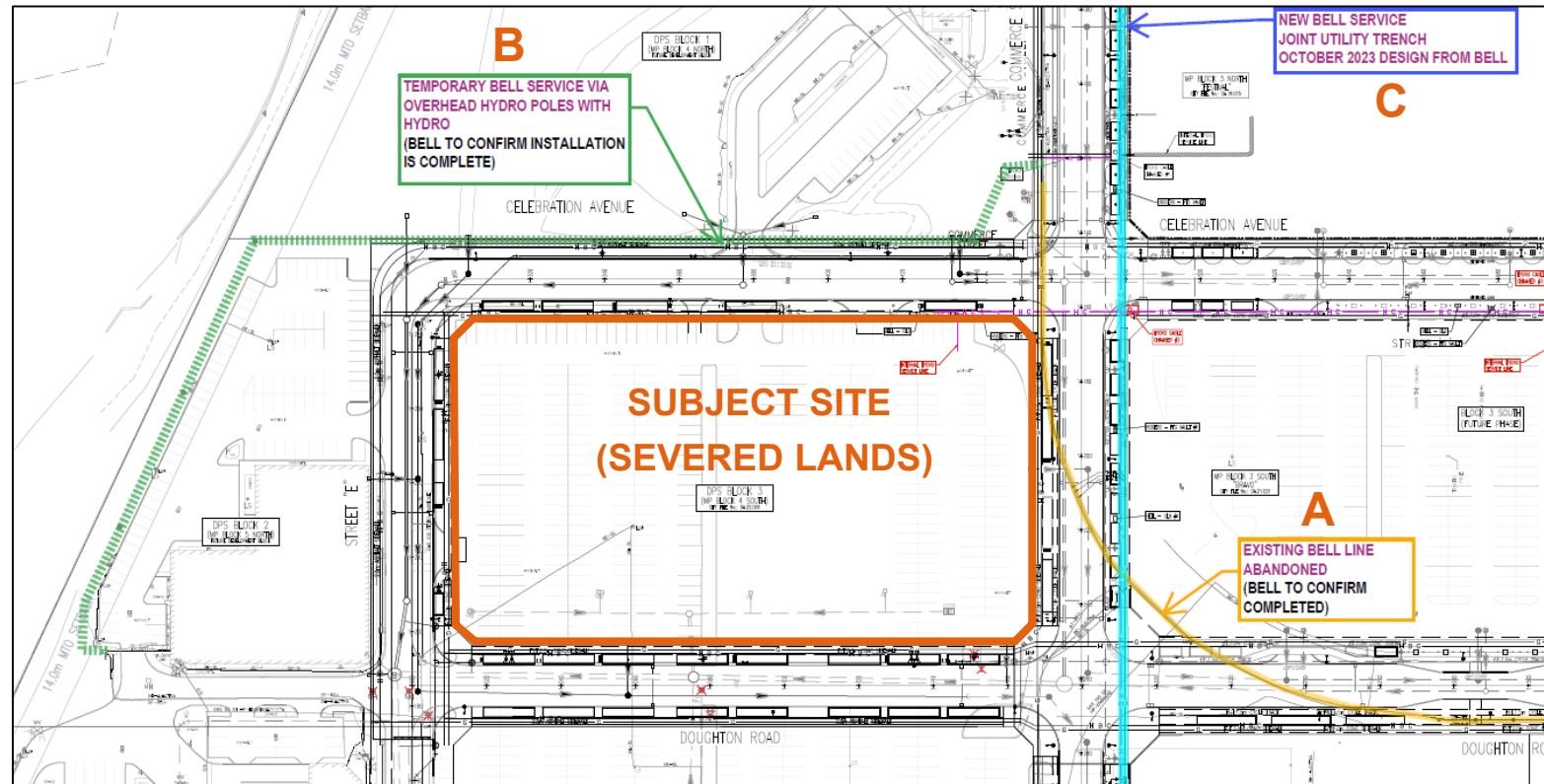| Type	Application
Zoning By-law Amendment	Z.22.019 (Block 4S)
Official Plan Amendment	OP.22.010 (Block 4S)
Site Plan	DA.22.031 (Block 4S)
Draft Plan	19T-23V001

Survey
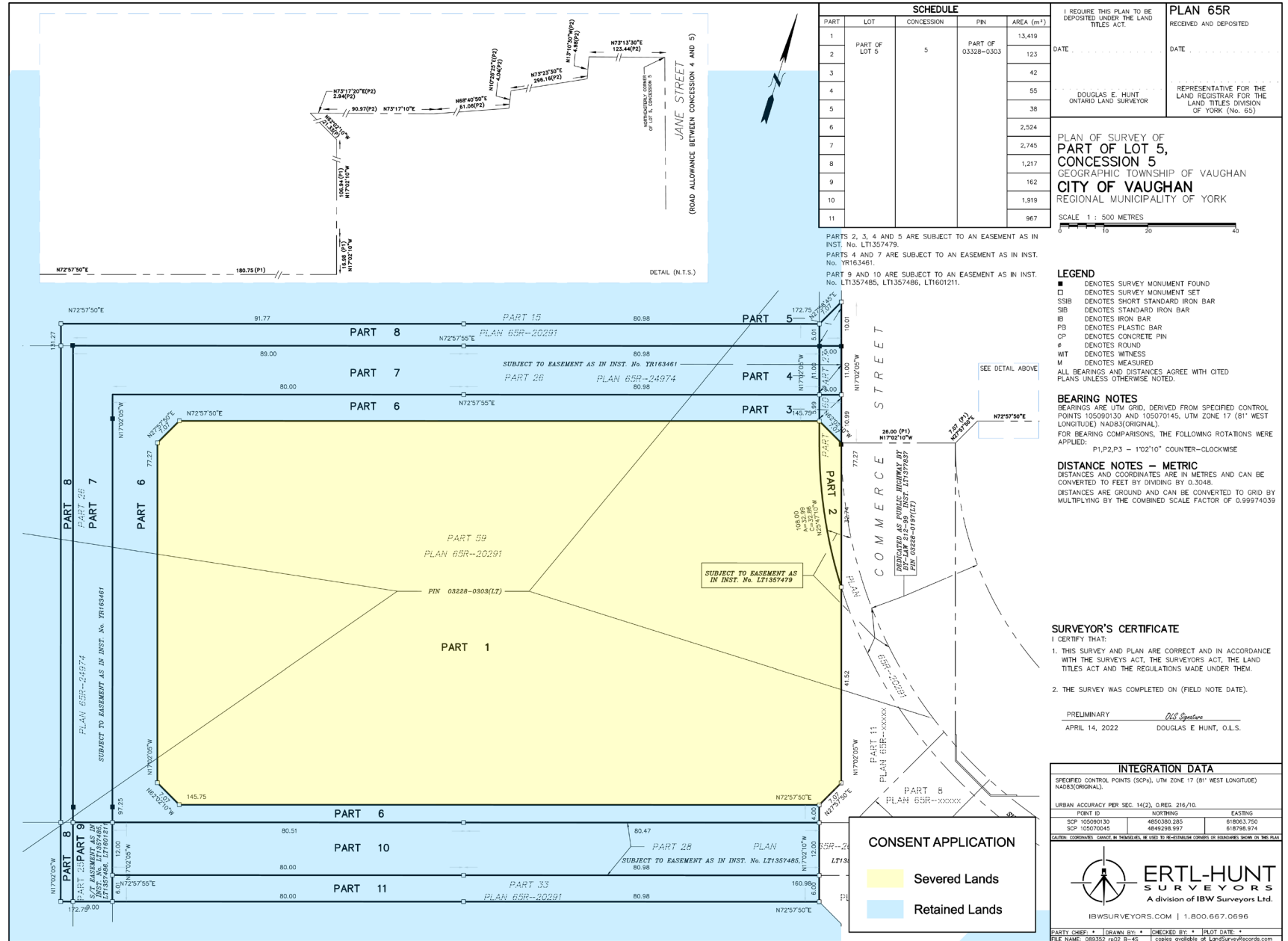
Block 4S Ground Floor Site Plan (First Submission)

Comments from External Agencies – Bell Canada

Issue	Resolve
Identified need for transfer of easement to protect buried facilities.	**(A)** Buried facilities locations identified by Bell are not accurate to existing conditions. Existing Bell lines to be abandoned **(B)** Pre-existing agreement between landowner and Bell exists to resolve buried facilities within vicinity of subject site, which includes provision of temporary overhead realignment. **(C)** New Bell buried cable has been designed to follow the planned Phase 1 joint utility trench (JUT). • Bell to confirm if easement is necessary given review of pre-development and post-development condition.

Thank You

ARCADIS