

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Bill Kiru, Acting Director of Development Planning

Date: April 8, 2021

Name of Owner: Stangl Holdings Limited

Location: 201 Basaltic Road

File No.(s): B001/21

Proposed:

The Owner has submitted Consent Application File B001/21 to sever the northerly 8,094m² portion of the subject lands for the purpose of creating a new lot, and to retain the southerly 16,188m² portion for the existing employment use (industrial gas depot).

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Comments:

The Owner is proposing to sever the subject lands to create two separate lots. The northerly vacant portion (severed lot) will have lot frontage of 67.79m and a lot area of 8,094m². The southern retained portion of the subject lands consists of the existing employment use and will have a lot frontage of 133.61m and a lot area of 16,188m². Both the severed and retained lots comply with the minimum required lot frontage and area.

In support of the application, the Owner submitted a Tree Inventory Report, prepared by Kuntz Forestry Consulting Inc., dated January 15, 2021. The Urban Design Division of the Development Planning Department has reviewed the report and have no concerns.

The Development Planning Department has reviewed the Planning Justification Statement, prepared by Evans Planning Inc, dated February 8, 2021, and concurs. It is anticipated that the Owner of the severed lot will submit a Site Development Application to facilitate development at a future date.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal complies with the lot area and frontage requirements of Zoning By-law 1-88, maintains the intent of the severance policies in VOP 2010 and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c P.13*.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

None

Comments Prepared by:

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