



Report

Subject: Planning Recommendation Report – B-02-25 – 27 & 31 Robb Boulevard

Department: Infrastructure Services

Division: Committee of Adjustment

Meeting Date: 2025-07-02

Recommendations

That Planning Report – B-02-25 – 27 & 31 Robb Boulevard be received;

And that Consent Application B-02-25, to sever a parcel of land which has an area of approximately 5556 square meters from the lot at 31 Robb Blvd to reinstate the original lot at 27 Robb Blvd which was merged on title, be approved, subject to the following conditions:

- 1. That the applicant/owner submit a digital version of a draft Reference Plan (R-Plan) to the satisfaction of the Secretary-Treasurer, Committee of Adjustment.**
- 2. That any outstanding municipal taxes, fees or charges be paid in full.**
- 3. That all above conditions be fulfilled within two (2) years of the date of the Notice of Decision, so that the Town is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.**

Introduction

Legal Description: Lots 4 & 5, Registrar's Compiled Plan 335

Municipal Address: 27 & 31 Robb Boulevard

Applicant(s): The Data Cable Company Inc. (c/o Vanharten Surveying Inc.)

Official Plan Designation: Employment Area (Schedule "A")

Zoning (By-law 22-90): General Industrial (M1) Zone

Purpose (B-02-25): The applicant is requesting a **consent to sever** a parcel of land which has an area of approximately 5556 sq. metres, from the lot at 31 Robb Boulevard to reinstate the original lot at 27 Robb Blvd which was merged on title.

Background and Analysis

The subject properties are legally described as Lots 4 & 5, Registrar's Compiled Plan 335. The two lots are side by side and located on the south side of Robb Boulevard, just east of the intersection of C Line and Robb Boulevard. The lots are almost identical with 31 Robb Boulevard having an area of approximately 5552 square meters, and 27 Robb Boulevard having an area of approximately 5556 square meters, and both having approximately 60.96 meters of frontage along Robb Boulevard. The lot on 31 Robb Boulevard has an existing 2-storey industrial building that is currently used as a cable manufacturing facility with associated parking areas. The lot on 27 Robb Boulevard has an existing 1-storey industrial building with 5 separate office units. The location of the subject properties is outlined in the attached Location Map (**Attachment No. 1**).

The two lots have inadvertently merged on title due to them being registered under the same ownership. Therefore, the consent for severance is required to reinstate the original lots for the purposes of separate ownership. The subject properties are both under the ownership of the company operating the manufacturing facility at 31 Robb Boulevard and the consent is required to sell or transfer the existing lot at 27 Robb Boulevard to another owner. The retained lot on 31 Robb Boulevard is also Subject to an Easement registered as "Inst. No. LTD32388" for a Sanitary Sewer in favour of the Town of Orangeville. The application would not make any changes to the original lot line and lot configuration, and will not result in any new building lots. The existing conditions on both the subject properties will not change as a result of the proposed severance and both properties will still be in compliance with the Town's Zoning By-law. The submitted Severance Plan is included as **Attachment No. 2**.

Planning Analysis – Consent Application B-02-25

Section 51(24) of the Planning Act, R.S.O. 1990, as amended, provides a list of matters to be regarded in relation to the division of land. Staff have reviewed the consent application in light of the Planning Act criteria and is satisfied that the consent can meet all applicable criteria in Section 51(24).

1. Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement (PPS) is issued under Section 3 of the Planning Act, and provides policy direction on matters of provincial interest related to land use planning and development. The 2024 PPS came into effect on October 20, 2024, and merges the previous Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019). Planning staff reviewed the proposed consent application in the context of the PPS, which generally promotes the efficient use of land and conservation of

natural resources to maintain environmental health, social well-being, and long-term prosperity within communities.

The proposed application has been deemed consistent with the policies of the PPS due to the proposal assisting with the following policy objectives:

- Land use patterns which efficiently use land and resources, optimize existing and planning infrastructure and public services (Section 2.3.1.2);
- Maintaining range of sites for employment uses which will support a wide range of economic activities (2.8.1-b);
- Efficiently use existing municipal sewer and water services without the need for expansion to service the proposed development (Section 3.6.2).

The proposed consent is consistent with and does not conflict with any relevant policies within the PPS (2020), as it represents an administrative process to re-instate the existing lots, which will ensure they can be used for separate employment activities by separate owners and will not require any updated servicing or infrastructure.

2. Town of Orangeville Official Plan

The Town's Official Plan (OP) designates the subject property as 'Employment Area' (Schedule 'A': Land Use Plan). This designation permits a range of industrial uses such as manufacturing, assembling, processing, fabricating, refining, repairing, warehousing, etc. and other "Secondary Permitted Uses" such as retail, limited commercial uses, automotive uses, etc. provided certain criteria is met.

Section 17 of the Official Plan outlines general policies for considering where land division may occur by consent. The proposed consent satisfies these criteria based on the following:

- The subject lands are located within an area serviced with full municipal water and sanitary infrastructure and stormwater run-off is accommodated by overland flow into the municipal stormwater management network (Section 17.1). No new development or additional demand on Town infrastructure would be enabled by this consent application.
- The proposed consent will maintain existing lot frontage onto Robb Boulevard (Section 17.2).
- The proposed reinstatement of the pre-existing lots is consistent with the lot pattern in the area, will meet the provision of the Zoning By-law and is appropriate for the existing employment uses (Section 17.3).

In conclusion, the proposed consent is consistent with, and has regard for matters of provincial interest and conforms with the policies in the Town's Official Plan. Therefore, the proposed consent to facilitate a minor lot addition to eliminate an existing easement can be considered appropriate and meets all criteria outlined in the Planning Act.

Infrastructure Services – Transportation & Development Comments:

The Transportation & Development Division has reviewed the recommendation report, and given the administrative nature of the application has no objections or further comments.

Strategic Alignment

Orangeville Forward – Strategic Plan

Strategic Goal: Economic Resilience

Objective: Readiness - Ensure availability and affordability of employment lands and housing

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities.

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Attachment(s): 1. Location Map
2. Severance Plan