

## Report to Civic Works Committee

**To:** Chair and Members  
Civic Works Committee

**From:** Kelly Scherr, P. Eng., MBA, FEC  
Deputy City Manager, Environment & Infrastructure

**Subject:** Partial Closing Pine Street Road Allowance

**Date:** May 22, 2024

## Recommendation

That on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions **BE TAKEN** with respect to the closing of Pine Street:

- (a) the closing of part of Pine Street on Registered 433 being Parts 1 and 2 on Plan 33R-21849 **BE APPROVED**, and
- (b) the attached proposed by-law (Appendix 'A') **BE INTRODUCED** at the Municipal Council meeting to be held on June 4, 2024 for the purpose of closing Pine Street it being noted that subject to the passing and registration of the attached closing by-law in the Land Registry Office, an easement over Part 2 plan 33R-21849 will be conveyed to London Hydro.

## Linkage to the Corporate Strategic Plan

The following report supports the Strategic Plan through the focus areas of “Economic Growth, Culture and Prosperity” and “Well Run City” by ensuring growing businesses are supported and experience exceptional and valued service.

## Analysis

### 1.0 Background Information

The subject portion of Pine Street was established by Registered Plan 433 registered in 1899. This portion of Pine Street was never built out or used for public travel but has been the subject of occupation license agreements. The road allowance is currently partly occupied by structures belonging to the applicant.

### 2.0 Discussion and Considerations

An application has been received from Sofina Foods Inc., the owner of municipal numbers 1222 – 1236 Trafalgar Street, to close and purchase a portion of the Pine Street road allowance that abuts their property. Sofina Foods Inc. has been utilizing parts of the road allowance in various ways over the years through a series of licence agreements with the City. The road allowance is currently partially occupied by their buildings and manufacturing infrastructure and Sofina Foods Inc. now wishes to purchase the road allowance in order to support an expansion of their manufacturing operation. As a prerequisite to the sale, the street must first be legally closed as a public highway which is the purpose of this report.

The road allowance is not publicly travelled and is not needed by the City or for future public use. Closing the road allowance will not impact the public or other property owners. No City services or private utilities are affected by the closing except for London Hydro which requires an easement to access their existing hydro pole line that is located on the road allowance.

### 3.0 Financial Impact/Considerations

The applicant is responsible for all costs including the reference plan, their legal fees and the cost to purchase the lands. The terms of the sale will be the subject of a separate report from Realty Services brought forward to the Corporate Services Committee.

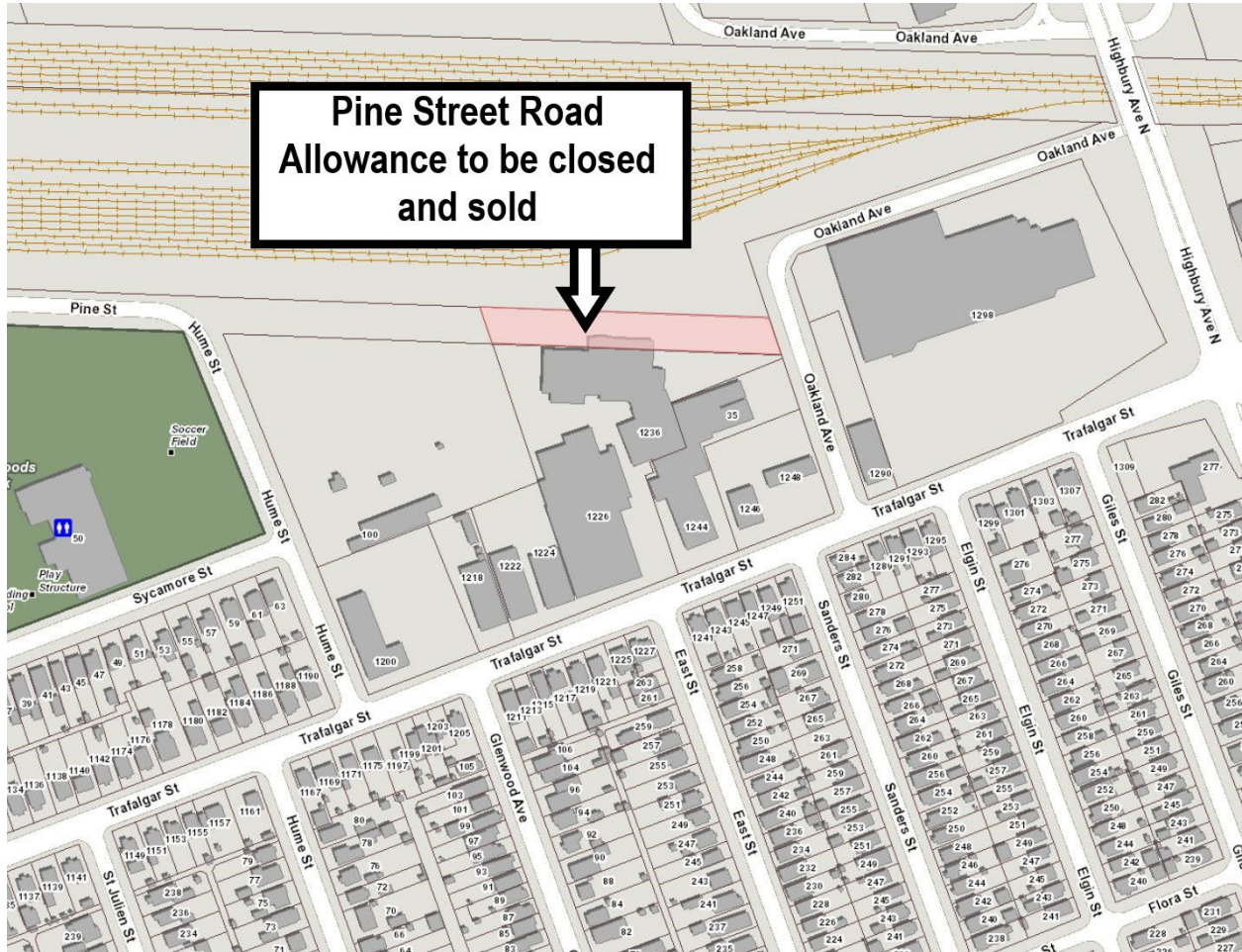


Figure 1: A map of Pine Street road allowance

### Conclusion

The portion of Pine Street to be closed is not publicly travelled and is not required for future public use. The subject lands are partly occupied by buildings and infrastructure owned by the applicant. It is therefore recommended the road allowance be closed and the attached bylaw in Appendix 'A' be approved as a prerequisite to the road allowance being sold to Sofina Foods Inc. to support an expansion of their manufacturing facility.

**Prepared by:** A. Gary Irwin, O.L.S., O.L.I.P. Division Manager,  
Geomatics and City Surveyor  
**Submitted by:** Jennie A. Dann, P. Eng., Director, Construction &  
Infrastructure Services  
**Recommended by:** Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager,  
Environment & Infrastructure

Attach: Appendix A: By-law to close Pine Street

cc: John Turedi

## APPENDIX A: By-law to close Pine Street

Bill No.  
By-law No. S - \_\_\_\_\_  
A By-law to stop up and close part of Pine Street.

WHEREAS it is expedient to stop up and close part of Pine Street on Registered Plan 433 in the City of London;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Pine Street shall be stopped up and forever closed and cease to be and form public highway:

Pine Street on Registered Plan 433 designated as Parts 1 and 2 on plan 33R-21849 in the City of London and County of Middlesex.

2. The lands comprising the said street hereby stopped up and closed shall continue to be vested in the Corporation of the City of London to be dealt with from time to time as the Council of the Corporation may see fit and deem proper.

3. This By-law comes into force and effect on the day it is passed.

PASSED in Open Council on \_\_\_\_\_

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading –  
Second Reading –  
Third Reading –