



## Report Committee of Adjustment

**Filing Date:** May 02, 2023  
**Hearing Date:** May 30, 2023

**File:** A-2023-0130

**Owner/  
Applicant:** DI POCE MANAGEMENT LIMITED

**Address:** 0 Queen Street E

**Ward:** WARD 8

**Contact:** Simran Sandhu, Planner I

---

### Recommendations:

That application A-2023-0130 be withdrawn, and the applicant pursue a Temporary By-law Amendment.

---

### Background:

This application has been submitted to permit the use of the land for outdoor storage of motor vehicles for a temporary period. The subject site has received two previous Committee of Adjustment approvals to permit a temporary storage permission on the subject site. The first approval was granted in 2017, (please see Appendix A for the notice of decision) where the requested variances were granted with conditions that the outdoor storage use be a temporary use and only be permitted for a two (2) year period. In 2019, the Owner sought an extension for the temporary outside storage use on the subject site. Similar to the first application, the temporary use was only permitted for a period of two (2) years (please see Appendix B for the notice of decision).

The Owner is now seeking a further extension of the temporary outside storage use for motor vehicles on the subject site, as the property is still being used by the tenant for storage of motor vehicles which are required to support the several dealerships they own in the area for overstock.

With discussions with the applicant, it has been advised that the Minor Variance Process is not the appropriate process to allow for outside storage of motor vehicles. Planning Staff have indicated to the

applicant that Temporary By-law Amendment should be sought to support the proposal for the subject property. Staff recommend that that the applicant withdraw their Minor Variance Application and pursue a Temporary Zoning By-law Amendment.

Existing Zoning:

The property is zoned 'Service Commercial (SC-1636)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit outside storage of motor vehicles and security booth that is not in conjunction with a business operating from a building on the same lot whereas the by-law does not permit outside storage as a principle use.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Simran Sandhu', enclosed within a circular scribble.

Simran Sandhu, Planner I