



Report Committee of Adjustment

Filing Date: July 10, 2024
Hearing Date: October 15, 2024

File: A-2024-0268

**Owner/
Applicant:** A.D. CORPORATION

Address: 153 Rutherford Road South

Ward: WARD 3

Contact: Rajvi Patel, Planner I

Recommendations:

That application A-2024-0268 be deferred no later than the last hearing of January 2025.

Background:

The applicant is proposing two new uses relating to a motor vehicle washing establishment for trucks and a motor vehicle sales establishment use. The proposed uses will operate in conjunction with the existing truck repair and service use and motor vehicle repair use.

Existing Zoning:

The property is zoned 'Industrial Two (M2)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with the existing motor vehicle repair shop, whereas the by-law does not permit a motor vehicle washing establishment;
2. To permit 34 parking spaces, whereas the by-law requires 92 parking spaces;
3. To permit 0 stacking spaces for a motor vehicle washing establishment, whereas the by-law requires 10 car stacking spaces;

4. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use;
and
5. To permit tandem parking spaces in conjunction with a motor vehicle sales establishment, whereas the by-law only permits tandem parking spaces in conjunction with a motor vehicle repair shop.

Current Situation:

The applicant is requesting five variances to permit a motor vehicle washing establishment in conjunction with the permitted truck repair use; and a motor vehicle sales establishment in conjunction with the permitted motor vehicle repair shop. The variances also request a reduction in the number of parking spaces to 34 parking spaces, where 92 parking spaces are required.

Staff have reviewed the submission materials provided by the applicant and have determined that additional information is required. In reviewing the application, Traffic Services Staff have expressed concerns regarding the provision of parking spaces provided for the proposed uses. An updated parking study is required.

Staff are recommending a deferral of the application to a date no later than the last hearing of January 2025 to allow sufficient time for the applicant to provide further information and for staff to review and provide additional feedback as necessary. Staff have discussed the above noted matters with the applicant and will be working closely with them to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Planner I