



Report Committee of Adjustment

Filing Date: March 7, 2024

Hearing Date: April 23, 2024

File: A-2024-0071

**Owner/
Applicant:** 1212949 Ontario Inc
Glen Schnarr and Associates Inc. c/o Jennifer Staden

Address: 9353 Winston Churchill Boulevard

Ward: 6

Contact: Megan Fernandes, Assistant Development Planner

Recommendations:

That application A-2024-0071 be deferred no later than the last hearing of November 2024.

Background:

Existing Zoning:

The property is zoned 'Agricultural (A) and Floodplain (F)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit an Industrial Use (warehouse) in an Agricultural Zone, whereas the by-law does not permit the use; and
2. To permit the outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years, whereas the by-law does not permit outside storage.

Current Situation:

The subject property is designated as 'Residential' and 'Open Space' on Schedule A – General Land Use Designations. Furthermore, the subject property contains several environmental features such as 'Valleyland/Watercourse Corridor', 'Woodland', and 'Other Wetland' as indicated Schedule D – Natural

Heritage Features and Areas. The wetland on site is a Provincially Significant Wetland (PSW) that forms part of the Levi's Creek Wetland Complex.

The applicant has submitted a minor variance application requesting to permit an industrial use (warehouse) and permit the outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years. As stated in the applicant's cover letter, the owner received an order to comply regarding the outside storage uses in November 2023, and this minor variance application is required to permit the continuation of the existing business on the property.

City Staff and the Credit Valley Conservation Authority (CVCA) and the applicant undertook a site staking on June 6, 2024, following which a revised site plan, survey, and Wetland Staking Results Memo were provided on August 19, 2024 for the City and CVCA review. The CVCA has provided a letter of no objection to the requested variances and note that the review of the current plans will also occur during the Site Plan process and the CVC permitting process. The applicant has provided revised materials (Cover letter and Site Plan) for review on October 3rd. However, as these materials were provided after the public notices' were circulated and the submission deadline, City staff have not completed a review of the new materials.

Staff are recommending a deferral of the application to a date no later than the last hearing of November 2024 to allow sufficient time for staff to review the revised materials 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,

Megan Fernandes

Megan Fernandes, Assistant Development Planner