

RESULTS OF PUBLIC MEETING

Planning and Development Committee
Regular Meeting – September 23, 2024
City File Number – OZS-2024-0029

Members Present:

Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)

Staff Present:

Henrik Zbogor, Director, Integrated City Planning
Steve Ganesh, Commissioner, Planning Building and Economic Development
Allan Parsons, Director, Development Services
Angelo Ambrico, Manager, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Arjun Singh, Planner, Development Services
Harjot Sra, Planner, Development Services
Genevieve Scharback, City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

Staff Report:

PDC174-2024

The following motion was considered:

1. That the staff report re: Application to Temporarily Amend the Zoning By-law, First Gulf Corporation/ Highway 50 Holdings Inc., 10120 Highway 50, Ward 10, File: OZS-2024-0029, to the Planning and Development Committee meeting of September 23, 2024 be received;
2. That the Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the public meeting and staff recommendation, subsequent to the completion of circulation of the application and a comprehensive review of the proposal.

Public Comments/Correspondence:

One comment letter from the public was received with this application for staff's consideration. The letter addressed the following issues:

- Adequate drainage of the site
- Details regarding the nature of the application regarding storage, including:
 - Details about potential on site lighting.
 - Details regarding site access

Staff's response on the above noted matters are as follows:

- Drainage:
 - The existing drainage pattern for the site will remain approximately the same in the post-development condition. Currently, the drainage flows to the rear of the property. The post-development condition will maintain this pattern, routing all site drainage to the rear of the property. The existing grades along the property lines are proposed to be maintained, allowing flows to continue routing to the rear of the lot.
 - Flood storage is also being provided at the rear of the property through a detention facility. This facility has very tight release rates that are below existing conditions, which should provide a high level of flood control. Additional flood storage is provided in the gravel lot for additional safety.
- Nature of the Application:
 - The application proposes the temporary use to park truck trailers on-site for a period of 3-years.
 - This rezoning application is for storage of truck and trailers solely, and does not include permissions for repair, washing, etc.
 - The future site plan application will determine details regarding lighting of the site.
 - The Region has approved the existing entrance that continues to be supported with this temporary use application. Further details will be determined through the future site plan process.