Report
Committee of Adjustment

Filing Date: September 13, 2024
Hearing Date: November 12, 2024

File: A-2024-0357

**Owner/
Applicant:** **SONEIL MARKHAM INC.**

Address: **18 Bram Court, Unit 7**

Ward: WARD 3

Contact: Rajvi Patel, Planner I

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Recommendations:
That application A-2024-0357 be deferred no later than the last hearing of March 2025.
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Background:
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 in Unit 7, whereas the by-law does not permit the use;

2. To permit a total of 41 parking spaces, whereas the by-law requires a minimum 60 parking spaces; and

3. To permit a 0 car stacking spaces, whereas the by-law requires 10 car stacking spaces.

Current Situation:

The applicant is requesting three variances to permit a motor vehicle washing establishment in Unit 7; a reduction in the number of parking spaces to 41 parking spaces, where 60 parking spaces are required; and a reduction in the number of car stacking stacks to 0 stacking spaces, where 10 stacking 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. A parking demand survey is required.

Staff are recommending a deferral of the application to a date no later than the last hearing of March 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