



## Report Committee of Adjustment

**Filing Date:** January 7, 2025  
**Hearing Date:** February 25, 2025

**File:** A-2025-0007

**Owner/  
Applicant:** A & V Cavallo Investments Ltd (C/O Anthony Cipriani)  
Mainline Planning Services Inc. (C/O Joseph Plutino)

**Address:** 180 Bovaird Drive West

**Ward:** 2

**Contact:** Megan Fernandes, Planner I

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### **Recommendations:**

That application A-2025-0007 be deferred no later than the last hearing of April 2025.

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### **Background:**

#### Existing Zoning:

The property is zoned 'Industrial One A – Special Section 160 (M1A-160)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit motor vehicles sales establishment with accessory Office, Motor vehicle repair shop and motor vehicle washing establishment (detailing), whereas the by-law does not permit the use;
2. To allow 165 parking spaces on site, whereas the by-law requires 171 parking spaces; and
3. To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing), whereas the by-law requires 10 car stacking spaces for the motor vehicle washing establishment (detailing).

### **Current Situation:**

The applicant is requesting three variances to facilitate the development of a vehicles sales establishment with accessory Office, Motor vehicle repair shop and motor vehicle washing establishment (detailing) use on the property.

Through a review of the supporting materials provided by the applicant to justify the reduced parking spaces, staff note that applicant stated that cars for sale are displayed indoors and outdoors. Although Traffic Staff have no concerns with the justification provided, the analysis was also reviewed by the City's Zoning department who advised that the outdoor display of motor vehicles is not a permitted use and would generate an additional variance. Furthermore, the display of vehicles outdoors was also not indicated on the applicant's site plan. Staff have reached out to the applicant and have requested confirmation if the owner intends to display motor vehicles outdoors.

Zoning staff have undertaken a further review of the application and have concerns with the use identified by the applicant in regard to the building at the rear of the property. Staff note that there are several Order to Comply and enforcement actions identified with the building, and as such the use identified by the applicant to determine the parking variance for this application may be inaccurate. Additionally, zoning staff advised Planning Staff of discrepancies in parking areas on the site plan that was approved in 2004 (Appendix A) and the Site Plan provided by the applicant for this Minor Variance Application.

Staff identified and have communicated this matter to the applicant after the issuance of public notices. Staff recommend deferring the application to the April 2025 meeting. This deferral will provide the applicant with sufficient time to address staff concerns regarding the display of motor vehicles on the property.

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes, Planner I