

Filing Date: September 29, 2021

Hearing Date: October 26, 2021

File: B-2021-0025 & A-2021-0232

**Owner/
Applicant:** 1743603 ONTARIO INC.

Address: 23 Centre Street South

Ward: WARD 3

Contact: François Hémon-Morneau, Planner I

Proposal:

The purpose of the application is to request consent to the grant of an easement having a width of approximately 18.9 metres (62 feet), a depth of approximately 17.4 metres (57.08 feet) and an area of approximately 308.87 square metres (0.03 hectares). The effect of the application is to provide an easement for parking purposes in the rear yard in favour of the adjacent property, municipally known as 31 Centre Street South.

A-2021-0232

The applicant is requesting the following variances in conjunction with consent application B-2021-0025:

1. To permit parking associated with a business operating from a building at 31 Centre Street South whereas the by-law only permits parking to be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
 2. To permit a front yard setback of 4.0m (13.12 ft.) to the existing building whereas the by-law requires a minimum front yard setback of 5.0m (16.40 ft.).
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Recommendations:

That applications B-2021-0025 and A-2021-0232 be deferred no later than the last hearing of January 2022.

Background:

- **Official Plan:** The subject property is designated 'Central Area' in the Official Plan;

- **Secondary Plan:** The subject property is designated 'Central Area Mixed Use' in the Queen Street Corridor Secondary Plan (Area 36); and
- **Zoning By-law:** The subject property is zoned 'Service Commercial (SC 3453)' according to By-Law 270-2004, as amended.

Current Situation:

Upon review of the application, Engineering and Building staff have indicated that appropriate servicing easement is required to be registered for a proposed storm pipe crossing Lot 80 (21 Centre Street South). Specifically, an updated Consent application is requested to include the 3m private storm sewer easement as shown in a previously submitted Pre-Consultation Site Servicing and Grading Plan. Staff recommend that the application be deferred so that additional time is provided in order to resolve and review outstanding matters and that a request for the appropriate easement be submitted as part of this application.

Respectfully Submitted,

François Hémon-Morneau

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