



Report Committee of Adjustment

Filing Date: April 29, 2022
Hearing Date: October 25, 2022
File: A-2022-0158
**Owner/
Applicant:** 2466482 ONTARIO INC.
Address: 26 Bramsteele Road
Ward: WARD 3
Contact: François Hémon-Morneau, Planner III

Recommendations:

That application A-2022-0158 be deferred no later than the last meeting of December 2022.

Background:

The property is a corner lot with a multi-unit industrially-zoned building. The property has previously been before the Committee of Adjustment most notably for the requested variances in 2016 and 2019 on a temporary basis. The applicant is seeking three variances to be allowed on a permanent basis. Variances to permit a motor vehicle sales establishment, a convenience restaurant, and a parking space reduction are proposed. A deferral of the application was granted at the May 31, 2022 Committee of Adjustment to the last hearing of October 2022.

Existing Zoning:

The property is zoned 'Industrial Two – Section 3237 (M2-3237)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a motor vehicle sales establishment whereas the by-law does not permit a motor vehicle sales establishment;
2. To permit 33 parking spaces whereas the by-law requires a minimum of 50 parking spaces;
3. To permit an existing convenience restaurant having a gross floor area of 250 square metres whereas the by-law permits a maximum gross floor area of 102 square metres for a convenience restaurant.

Current Situation:

Staff has reviewed the information provided by the applicant including a Parking Justification Study conducted in 2015 which was submitted in support of the Minor Variance application A16-217. Upon Traffic Services staff review of this study and site visits conducted by staff, it has not been found satisfactory to support the requested variances on a permanent basis. The parking study was conducted in 2015 and is now considered outdated given that the uses were permitted on a temporary basis in 2016 and 2020. In order for Traffic Services staff to contemplate the permanent uses, a revised/updated parking justification study is required. Staff recommend a flexible deferral of the application to allow time for the applicant to provide this information and for staff to review and make a recommendation.

Respectfully Submitted,

François Hémon-Morneau

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