



**Report
Committee of Adjustment**

Filing Date: February 7, 2022
Hearing Date: December 6, 2022

File: A-2022-0022

**Owner/
Applicant:** BRANTHAVEN CREDITVIEW INC.

Address: 8940 Creditview Road

Ward: WARD 4

Contact: François Hémon-Morneau, Planner III

Recommendations:

That application A-2022-0022 be deferred no later than the last hearing of February 2023.

Background:

The 3.49 hectares (8.62 acres) property is located on the west side of Creditview Road, generally south of the intersection of Queen Street West and Creditview Road. The applicant proposes a Minor Variance to permit a sales pavilion for the temporary period of three (3) years. The sales pavilion is intended to be used for the sale of homes proposed under Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications (OZS-2022-0014). Through the related development application, the applicant is proposing to develop the subject property with sixty-two (62) lots comprised of single detached residential dwellings. The Minor Variance application was previously deferred at the March 8th, 2022 Committee of Adjustment hearing to the last hearing of December 2022.

Existing Zoning:

The property is zoned 'Agricultural (A)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a temporary sales office for a period of three (3) years whereas the by-law does not permit the proposed use in an Agricultural Zone.

Current Situation:

The requested variance to permit a temporary sales pavilion is intended to facilitate the sale of residential units on the subject property. The applications for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment (OZS-2022-0014) have been submitted to the City for review on February 17th, 2022.

Staff have reviewed the information provided by the applicant and have concerns that the Minor Variance request is premature and that the OZS application be brought to Council prior to seeking permission for the requested sales pavilion use.

Staff recommend a flexible deferral of the application to a date no later than the last hearing of February 2023 so that the related development application can be presented to Council. This additional time will give staff an opportunity to have greater discussions with the public prior to the approval and construction of a temporary sales pavilion on the property.

Respectfully Submitted,

François Hémon-Morneau

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