

**PUBLIC MEETING**

City File Number: OZS-2022-0016

Monday, May 16, 2022

**Members Present via Electronic Participation**

Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)

Regional Councillor P. Fortini - Wards 7 and 8

Regional Councillor R. Santos - Wards 1 and 5

Regional Councillor P. Vicente - Wards 1 and 5

City Councillor D. Whillans - Wards 2 and 6

Regional Councillor M. Palleschi - Wards 2 and 6

City Councillor J. Bowman - Wards 3 and 4

City Councillor C. Williams - Wards 7 and 8

City Councillor H. Singh - Wards 9 and 10

Regional Councillor G. Dhillon - Wards 9 and 10

**Staff Present**

**Planning, Building and Growth Management:**

J. Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development

A. Parsons, Director, Development Services, Planning, Building and Economic Development

B. Bjerke, Director, Policy Planning, Planning, Building and Economic Development

J. Humble, Manager, Policy Planning

S. Ganesh, Manager, Planning Building and Economic Development

D. Vanderberg, Manager, Planning Building and Economic Development

C. Owusu-Gyimah, Manager, Planning Building and Economic Development

S. Akhtar, City Solicitor

P. Fay, City Clerk

C. Gravlev, Deputy City Clerk

T. Jackson, Legislative Coordinator

N. Cubacub, Development Planner

**City Clerk's Office:**

P. Fay, City Clerk

T. Jackson, Legislative Coordinator

**Members of the Public:**

None

**Results of the Public Meeting:**

A Planning and Development Services Committee meeting was held virtually, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in

accordance with the *Planning Act* and City Council procedures. No members of the public attended to speak to the application. There was however, correspondence sent from Marc De Nardis, Gagnon Walker Domes Ltd, on behalf of Maple Lodge Farms, dated May 16, 2022, re: **Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc., 8195 Winston Churchill Boulevard, Ward 6 (File: OZS-2022-0016)**, which was received by the committee.

The following is a summary of the concerns raised by Marc De Nardis and the response from staff.

Issue:

That the proposed below grade water storage structure encroaches within the Regulatory Floodplain and associated buffer as well as 15 trailer parking spaces.

Response:

The Credit Valley Conservation Authority also highlighted these issues and the applicant has made modifications to their initial proposal to address the encroachment issues. The below grade water storage structure has been moved outside of the Regulatory Floodplain and associated buffer while also consolidating the parking spaces into a smaller area so as to not encroach as well.

Issue:

That the proposed rezoning from “Agricultural (A)” to “Industrial Two (M2)” would permit a wide range of industrial uses beyond the temporary parking of trailers, outdoor storage, and associated office use. In addition, the requested “Industrial Two (M2)” zone does not conform to the local Bram West Secondary Plan (Area 40a).

Response:

The first Draft of the Zoning By-law Amendment was revised so as to only add temporary land permissions for the proposed storage and ancillary office operations, and to identify restrictions to the uses.

Issue:

That the proposed works on site, as per the concept plan, require extensive site alteration as well as additional structures and would hamper the reversion and remediation of the site at the time the temporary use expires.

Response:

Staff has reviewed the concept plan and determined that a site plan application would be required to facilitate the development. At the time of site plan approval, appropriate consideration will be had regarding the installation, as well as removal, remediation and restoration of the property by way of securities, clauses, and conditions within the future Site Plan Agreement.

Issue:

Request that if staff recommend approval of the application, a condition of approval also be recommended that requires the applicant to undertake a comprehensive planning process to secure Site Plan Approval prior to any development/alteration taking place on the property.

Response:

Current Planning Act requirements mandate that a site plan application be approved prior to the establishment of a commercial parking lot (also applicable to a storage yard). In this regard, the applicant will need to apply for and receive a site plan approval to allow the proposed use, and will need to submit a Pre-Consultation prior to the site plan application.

