



Report Committee of Adjustment

Filing Date: August 23, 2023
Hearing Date: October 24, 2023

File: A-2023-0269

**Owner/
Applicant:** 1960526 ONTARIO INC.

Address: 116 Nuggett Court and 140 Nuggett Court

Ward: WARD 8

Contact: Rajvi Patel, Planner I

Recommendations:

That application A-2023-0269 be deferred no later than the last hearing of November 2023.

Background:

The Minor Variance application is submitted to facilitate the proposed addition connecting the existing industrial buildings located at 116 Nuggett Court and 140 Nuggett Court. The application is related to an ongoing Site Plan Approval Application (SPA-2021-0037). The Minor Variance application is requested to permit a reduced number of parking spaces and reduced parking aisle width.

Existing Zoning:

The property is zoned 'Industrial Three (M3A)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit 110 parking spaces whereas the by-law requires a minimum of 153 parking spaces;
2. To permit a parking aisle width of 6.02 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

Current Situation:

The applicant is requesting variances to permit 110 parking spaces whereas the by-law requires a minimum of 153 parking spaces; and to permit a parking aisle width of 6.02 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

Staff have reviewed the submission materials provided by the applicant and have determined that additional information on the proposal for future development is required and that the parking variance needs to be amended prior to making a recommendation to the Committee of Adjustment. In reviewing the application, staff indicated that a revision to Variance 1 is required to facilitate the parking deficiencies at 116 Nuggett Court and 140 Nuggett Court. As public notices have been circulated, the application cannot be amended. Furthermore, Legal Services staff have requested that the applicant provide a letter from their solicitor confirming that the properties have merged under title. The letter received by staff did not provide sufficient confirmation. Staff have provided the applicant with the comments received and have advised the applicant to provide a letter to address Legal's comments.

Staff are recommending a deferral of the application to a date no later than the last hearing of November 2023 to allow sufficient time for the applicant to provide a letter to Legal Services stating that the properties have merged under title and for staff to review and provide additional feedback as necessary. Staff have discussed the matter with the applicant and will be working closely with them to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Planner I