



## Report Committee of Adjustment

**Filing Date:** September 11, 2023

**Hearing Date:** November 14, 2023

**File:** A-2023-0276

**Owner/  
Applicant:** 2778830 Ontario Inc  
Gagnon Walker Domes Ltd. (Andrew Walker / Anthony Sirianni)

**Address:** 2548 Embleton Road

**Ward:** 6

**Contact:** Megan Fernandes, Planning Technician

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### **Recommendations:**

That application A-2023-0276 be deferred to no later than the last hearing of December 2023.

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### **Background:**

The Minor Variance application was previously heard at the October 3<sup>rd</sup> Committee of Adjustment hearing. The applicant requested a deferral of the application to allow for additional time to discuss with their client and City Staff.

### Existing Zoning:

The property is zoned 'Service Commercial - Special Section 596 (SC-596)' and 'Agricultural – Special Section 597 (A-597)', according to By-law 270-2004, as amended.

### Requested Variances:

The applicant is requesting the following variances:

1. To permit a banquet hall use, whereas the bylaw does not permit a banquet hall; and
2. To permit landscaping and buildings not as per Schedule C, whereas the bylaw only permits buildings and landscaping as per Schedule C.

### **Current Situation:**

The Minor Variance application was previously heard at the October 3<sup>rd</sup> Committee of Adjustment hearing. The applicant requested a deferral of the application to allow for additional time to discuss with their client and City Staff. The current application received for the November 14<sup>th</sup> hearing reflects the same proposal previously presented in October. At the time, staff recommended refusal of the application the banquet hall use is requested to also be applied to the temporary tent located north of the existing building on the property. Given the anticipated scale and function of the proposed banquet hall use, it is considered to be in conflict with the predominantly residential and small-scale commercial uses set out in Official Plan and Secondary Plan policies. Planning Staff were also informed that the owner has received various enforcement notices regarding parking and noise disturbance from the site as a result of the illegally operating banquet hall.

Planning staff have received a revised proposal on November 7<sup>th</sup> which includes a new cover letter, a revised site plan drawing for staff to review. As this information was provided after the notices were circulated and past the submission requirement deadline for this hearing. Following a preliminary review of the revised materials, the submitted materials address some of the initial concerns, therefore, staff request a deferral of this application so that the new information can be reviewed.

City Staff have discussed the above noted matters with the applicant. Staff are recommending a deferral of the application to a meeting date no later than the last hearing of December 2023 so that the new information can be reviewed by planning staff, other city departments and external agencies. Once the information has been reviewed, staff will be in a better position to provide a recommendation to the Committee of Adjustment.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Planning Technician

