



Report Committee of Adjustment

Filing Date: March 7, 2024

Hearing Date: April 23, 2024

File: A-2024-0071

**Owner/
Applicant:** 1212949 Ontario Inc
Glen Schnarr and Associates Inc. c/o Jennifer Staden

Address: 9353 Winston Churchill Boulevard

Ward: 6

Contact: Megan Fernandes, Assistant Development Planner

Recommendations:

That application A-2024-0071 be deferred no later than the last hearing of October 2024.

Background:

Existing Zoning:

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

Requested Variances:

The applicant is requesting the following variances:

1. To permit an Industrial Use (warehouse) in an Agricultural Zone, whereas the by-law does not permit the use; and
2. To permit the outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years, whereas the by-law does not permit outside storage.

Current Situation:

The subject property is designated as 'Residential' and 'Open Space' on Schedule A – General Land Use Designations. Furthermore, the subject property contains several environmental features such as 'Valleyland/Watercourse Corridor', 'Woodland', and 'Other Wetland' as indicated Schedule D – Natural Heritage Features and Areas.

The applicant has submitted a minor variance application requesting to permit an industrial use (warehouse) and permit the outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years. As stated in the applicant's cover letter, the owner received an order to comply regarding the outside storage uses in November 2023, and this minor variance application is required to permit the continuation of the existing business on the property.

City Staff and the Credit Valley Conservation Authority (CVCA) have reviewed the submission materials and have identified concerns regarding the proposed storage areas. From a preliminary desktop review, the existing storage area appears to encroach into the Natural Heritage System and associated environmental buffers. The CVC and the City's Environmental Planning department have advised that a site visit will need to be undertaken to confirm the limits of development. Furthermore, the CVC has advised that the development (grading) has taken place without CVC approval, and that CVC staff do not permit development (including grading/fill placement) within wetlands or their associated buffers. The City's Environmental Planning staff have advised that they do not support grading within the Natural Heritage System, and section 4.6.6.13 of the Official Plan states on lands subject to a development application where any natural feature or area designated on Schedule "D" is damaged, destroyed or removed, there will be no adjustment to the boundary or redesignation of these features or areas in the Official Plan. The applicant will be required, as a condition of development approval, to prepare a site restoration plan for the damaged or destroyed feature and undertake the restoration prescribed in the plan, to the satisfaction of the City.

Staff are recommending a deferral of the application to a date no later than the last hearing of October 2024 to allow sufficient time for the applicant to provide further information and for staff to review and provide additional feedback as necessary. Staff have discussed the above noted matters 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,

Megan Fernandes

Megan Fernandes, Assistant Development Planner