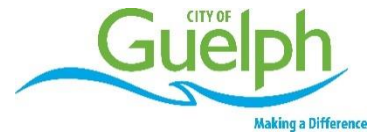


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-10/23
Location: 265 Edinburgh Road South
Hearing Date: March 9, 2023
Owner: Chester Peter Carere
Agent: Patrick Casey, GSP Group Inc.
Official Plan Designation: Low Density Residential
Zoning Designation: Convenience Commercial (C.1) Zone

By-Law Requirements: The C.1 Zone permits a variety of uses, including an artisan studio, convenience store, day care centre, food vehicle, group home, personal service establishment, restaurant (take-out), dwelling units with permitted commercial uses in the same building, as well as accessory and occasional uses.

Request: The applicant is seeking permission to change the legal non-conforming use to permit the following uses on the subject property: medical office, office, service establishment, laboratory, repair service, rental outlet or veterinary service.

Staff Recommendation

Deferral

Comments

Planning Services

Planning staff have reviewed the application and have concerns with the uses proposed and the impact of the proposed uses on the subject property and surrounding properties. Planning staff are therefore recommending deferral to allow time for the applicant to meet with staff and revise their application.

Engineering Services

Engineering has reviewed this application and has no concerns with the requested variance; however, please note that parking is not permitted on the City owned boulevard or Right-Of-Way. Therefore, at this time, we recommend that this application be deferred and ask the applicant to contact staff to discuss an alternative to the parking locations and potentially relocate the driveway on Edinburgh Road South, as the current location presents a safety hazard.

We agree with the recommendation made by Building and Planning Staff.

Building Services

The subject property is zoned Convenience Commercial (C.1) Zone which permits limited commercial uses including an artisan studio, convenience store, day care centre, food vehicle, group home, personal service establishment, restaurant (take-out) and dwelling units with permitted commercial uses in the same building. The property also is recognized to have the legal non-conforming use of retail sales and repair of appliances, electronics and audio-visual equipment.

The application has not accounted for the fact that the introduction of new uses outside of the permitted uses in the C.1 zone will require the property to accommodate the required parking ratio for the use when it becomes active in the building, as there is no commercial mall parking ratio for C.1 zoned properties. Legal parking spaces are to be fully within the property limits.

Note that a building permit is required prior to any construction/alterations, at which time requirements under the Ontario Building Code will be reviewed.

Building Services supports Planning and Engineering recommendations.

Comments from the Public

Yes (see attached)

Contact Information

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