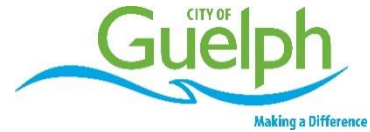


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: B-9/23
Location: 516 Imperial Road North
Hearing Date: July 20, 2023
Owner: Hogg Fuel and Supply Ltd.
Agent: Chris Pidgeon, GSP Group
Official Plan Designation: Industrial
Zoning Designation (1995)-14864: Industrial (B.3) Zone
Zoning Designation (2023)-20790: Industrial (B) Zone

Request: The applicant proposes to sever a parcel of land with frontage along Imperial Road North of 58.5 metres and an area of 7,065.3 square metres. The retained parcel is proposed to have frontage along Imperial Road North of 51.23 metres and an area of 6,252.1 square metres.

Staff Recommendation

Deferral

Comments

Planning Services

The applicant is requesting consent to sever the subject lands to create two new industrial lots. The existing lot consists of an existing Fuel Supply Depot and adjacent parking lot. The parking lot is not a permitted use on the property.

Planning staff recommend that consent application B-9/23 be deferred. Staff are recommending deferral to allow time for the applicant to meet with staff and provide information on how they intend to meet the uses and regulations of the applicable Zoning By-laws.

Engineering Services

Engineering has reviewed the application, and we require more information in order to apply appropriate conditions for severance. Engineering recommends deferral of this application.

We agree with the recommendations made by Planning and Building staff.

Building Services

The subject property is zoned Industrial (B.3) and Specialized Industrial (B.3-6) under Zoning By-law (1995)-14864, as amended and Industrial (B) under council approved Comprehensive Zoning By-law (2023)-2079, as amended. The applicant is proposed to sever the Industrial property into two parcels.

The existing commercial parking lot on the lands to be severed is not a permitted use under both zoning by-laws.

Building Services supports a deferral recommendation to allow for discussions with the applicant/owner how the future parcel is proposed to be developed.

Alectra Utilities

Alectra Utilities has recommended the following condition, should the Committee of Adjustment choose to approve this application:

“That prior to issuance of a building permit, the applicant makes arrangement for provision of hydro servicing to the severed parcel, satisfactory to the ICI and Layouts Department of Alectra Utilities. The servicing costs would be at the applicant’s expense.”

Comments from the Public

None

Contact Information

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