

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-18/20
Location: 715 Wellington Street West
Hearing Date: May 28, 2020
Owner: 879011 Ontario Inc.
Agent: N/A
Official Plan Designation: Service Commercial
Zoning: Specialized Service Commercial (SC.2-5)

Request: The applicant is seeking relief from the By-Law requirements to permit a retail establishment for the sale of pet foods, pet related supplies and accessories and services as an additional use with a total gross floor area greater than 232.25 square metres.

By-Law Requirements: The By-Law permits a variety of service commercial uses, and the retail sales and display of electronics and audio-visual equipment, furniture and appliances, and electrical/lighting supplies, but does not permit the retail sale of pet foods, pet related supplies and accessories and services.

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Service Commercial" in the City's Official Plan and is zoned "Specialized Service Commercial" (SC.2-5) according to Zoning By-law (1995)-14864, as amended. The intent of this designation and zoning is to provide a location for highway-oriented and service commercial uses that do not normally locate within a downtown because of site area or highway exposure needs. The OP designation also permits complementary uses such as convenience uses. The SC.2-5 Zone permits retail type uses such as a convenience store, flower shop, hardware store, liquor store, bake shop, pharmacy, restaurant and take-out restaurant.

Minor variance (A17-11) was approved in 2011 to allow a retail pet food, supply, accessories and services store within the service commercial plaza, but limited the size of the use to 232.5 sq. m. (2500 sq. ft.). The location of the pet store has proven to be successful and the owners wish to expand the store, moving to the adjacent building within the commercial plaza.

Part of the Zoning By-law's intent in limiting permitted uses is to ensure that a planning analysis be conducted prior to a change of use. The proposed expansion of the pet store retail use is highly specialized with regard to its service. The pet supply retail and service store has successfully operated on the property since 2011 and no land use conflicts have been identified. Staff has no objection to the applicant's request to not limit the floor area for the pet supply store.

It is Planning staff's opinion that the application meets the general intent and purpose of the Official Plan and the Zoning By-law, is minor in nature and is desirable for the appropriate development and use of the subject lands. Staff recommends approval of the application.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a retail establishment for the sale of pet foods, pet related supplies, accessories, and services as an additional use with a total gross floor area greater than 232.25 square metres.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Specialized Service Commercial (SC.2-5) Zone. The applicant is requesting a variance from Section 6.4.3.2.5.1 of Zoning By-law (1995)-14864, as amended.

Building Services does not object to this variance application to permit a retail establishment for the sale of pet foods, pet related supplies and accessories and services as an additional use with a total gross floor area greater than 232.25 square metres.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

Comments from the Public

None

Contact Information

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