

**Title:** 2541528 Ontario Limited

**Date:** December 7, 2020

## **Staff Report**

### **Applicant:**

2541528 Ontario Limited

### **Location:**

PINs 73504-1661 and 73504-2278, Parts 1 and 6, Plan SR 2975, Lot 6, Concession 3, Township of Hanmer, 4614 Desmarais Road, Val Therese

### **Application:**

Request to extend conditional zoning approval of 751-7/18-3, 4614 Desmarais Road, Val Therese for a period of two (2) years to December 11, 2022.

### **Proposal:**

The owner is requesting a two year extension to address the conditions of approval which include entering into a Site Plan Control Agreement for the site.

Once the conditions of approval have been addressed, the lands will be rezoned to "I(S)", Institutional Special, to permit a contractor's yard with site-specific development provisions regarding outdoor storage, landscaping, and access.

### **Background:**

An application for rezoning was submitted in August 2018 in order to permit a contractor's yard. The application was approved by Planning Committee on November 19, 2018 (Recommendation #2018-179) and was ratified by Council on November 20, 2018.

The lands are designated as Living Area 1 in the Official Plan. Conditional approval was granted to change the zoning classification from 'I', Institutional to "I(S)", Institutional Special in order to permit a contractor's yard use on the former municipal public works yard site on Desmarais Road, north of M.R. 80 in Val Therese.

The application was recommended for approval based on the contractor's yard use being similar to the previous public works yard use that had occupied the property for several years, site-specific zoning provisions being used to mitigate impacts on adjacent dwellings, and the use of site plan control to ensure appropriate development and maintenance of the land (see attached report dated October 2018).

The applicant has requested additional time to address the conditions of approval. An application for site plan control has been submitted to Planning Services, and the owner is working to respond to comments provided by the City.

### **Summary:**

The Planning Services Division recommends that the request for a two year extension to December 11, 2022 be granted.