

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 2170 Wharnccliffe Road South (TZ-8999)

- *(Councillor S. Turner wondering if the applicant has made any movement towards a permanent structure on this location during the period of time during the temporary use or if it has just been status quo since the last time they applied for a permit.);* Ms. B. Debbert, Senior Planner, indicating that it is her understanding that the applicant has been intending to build a permanent building but was under the impression that, with the current zoning, it simply was not possible until services were provided so it was not until they took a more in-depth look at the details of the holding provision that they realized that if the applicant was willing to build a dry use he could go ahead and start looking at building a permanent building; it was a little bit of information provision to the applicant that helped prompt an agreement to this approach; *(Councillor S. Turner enquiring about the encroachment on the ER, the boundary delineations on the property, had any previous warnings or notifications been given as to the property delineation and appropriate uses.);* Ms. B. Debbert, Senior Planner, indicating that, in 2015, when they renewed the holding provision, Planning staff, along with Parks Planning staff went out to the site to help the owner delineate that area, the difficulty has been because of the state of the site, planting trees or something quite permanent is difficult; there was a delineation made at the time with concrete barriers which she understands had to be removed for snow plowing in the winter time; thinking it is difficult on that site to see exactly where that parkable area; the owner is now very aware of the issue and staff will be working with them to ensure that there are not unwarranted encroachments over the next couple of years and then hopefully they will have a permanent building with permanent site plan, an asphalted area and it is going to be very clear at that point where the cars can park and where they cannot.
- *(Councillor A. Hopkins asking staff to explain what dry use means.);* Ms. B. Debbert, Senior Planner, responding that she is not an Engineer, so if an Engineer wants to speak up they can do that but, in essence, a dry use means a use that can be accommodated with sufficient on-site sanitary system; typically, they are low water users, they would have maybe a kitchen, employee bathroom, higher water users may not be able to be accommodated on the private system and therefore it would not be permitted; *(Councillor A. Hopkins enquiring about municipal services and when they are expected in this area.);* Mr. P. Yeoman, Director, Development Services, indicating that Ms. B. Debbert, Senior Planner, is correct, they do not have this in the GMIS; however, their 2019 DC Study does have a strategic link sewer for this portion of Wharnccliffe Road South that has been identified; the 2019 Study is before you right now and, if approved, that will provide a source of funding for this; noting that we do not have a time for this that has been established, that will be looked at as being development driven in the area especially related to the lands that are immediately to the north of these lands; there will be a large development that would come in that would help trigger that work.
- *(Councillor M. Cassidy indicating that the report talks about the current septic system that is on the site and raises some concern about the condition of that septic system; wondering if we were to extend this two year temporary zoning, would there be any requirement from the applicant to make sure that that septic system is in good condition.);* Ms. B. Debbert, Senior Planner, indicating that when that comment was included in the report, it was more with a view to this is an opportunity, if we go through the site plan process to ensure that there is a septic system there that is up to date, that is not overcapacity; no concern was expressed about that, it is more of an opportunity.
- Laverne Kirkness, Kirkness Consulting, on behalf of the applicant – advising that the owners have been operating a car dealership on the property since 2012

under temporary use; stating that this latest event that is before the Planning and Environment Committee tonight, is very helpful because the owners always wanted to have a permanent solution but because there were no services they had to stick with this trailer idea; believing that, from all sides, this two years will give them a chance to do a permanent solution with a permanent building, permanent services, even if they are private, depending on how the City's infrastructure is coming along and appropriate protection to the Thornicroft Drain and its environmental significance as well as even the woods at the back; stating that whether you are an area resident or part of the government or the applicant, this permanent solution will allow them to enter into a site plan approval application and a development agreement that will deal with all these issues comprehensively and basically implement the Official Plan and the existing zoning which permits auto dealerships, just not on a permanent basis given the situation as it was; advising that the applicants wanted him to thank the Planning Office, in particular Ms. B. Debbert, Senior Planner, who has been coming back and forth down to the site to work this thing through and yes, they have amended their application and they have pulled back and they have already gotten rid of the second trailer and they want to comply and now that they can do a permanent solution, and work towards a permanent solution over the next two years, things are really looking good for them; asking the Planning and Environment Committee to simply support what the Planning staff have brought to them so that they can get on with that permanent solution; *(Councillor S. Turner enquiring how the cars are washed; realizing that is a strange question but there was some discussion about dry use versus heavy water usage; there are approximately fifty cars on the lot from what he could see.)*; Mr. L. Kirkness, Kirkness Consulting, responding that the owners have another site where that maintenance is looked after further along Wharnccliffe Road South where there are services but there was a previous use on this site where there was a car wash with private services which the owners abandoned and do not use anymore.