

<b>ITEM 6.9</b>	<b>COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A246/22 49 NASHVILLE RD KLEINBURG</b>
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<b>ITEM NUMBER: 6.9</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Rosedale Media Group Inc.
<b>AGENT:</b>	IBI Group Professional Services (Canada) Inc.
<b>PROPERTY:</b>	49 Nashville Rd Kleinburg ON L4H 3N5
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use" and "Natural Areas"
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use" and "Natural Areas"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	DA.22.063
<b>PROPOSAL:</b>	Relief from the Zoning By-law is being requested to permit micromanufacturing uses on the subject land (in the form of a distillery) and to facilitate related Site Plan Application DA.22.063.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

**The subject lands are zoned KMS and subject to the provisions of Exception 14.971 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	Production and retailing incidental to micro-manufacturing shall only be permitted within the principal building on a lot. Section 5.10 3.	To permit the accessory structure to be used incidental to the micro-manufacturing use.
2	Minimum required landscape strip on an interior side lot line or rear lot line abutting a Residential Zone or an Open Space Zone is 3.0m. Section 8.3.2 Table 8-5	To permit a landscape strip on the interior side lot line abutting an open space zone of 1.5m.
3	Surface parking is permitted in the rear yard only. Section 8.3.2 Table 8-5	To permit surface parking in the front yard.

**APPLICATION HAS BEEN ADJOURNED TO MARCH 16, 2023 HEARING TO PERMIT TIME TO ADDRESS REVIEW COMMENTS**