

To: Committee of Adjustment
From: Gregory Seganfreddo, Building Standards Department
Date: July 30, 2024
Applicant: Shankar Kothawar
Location: 2620 Rutherford Road Building B
 YCC 1294 (Null)
 PLAN 65R30880 Part 2
 CONC 4 Part of Lot 16
File No.(s): A087/24

Zoning Classification:

The subject lands are zoned EMU, Employment Commercial Mixed-Use Zone and subject to the provisions of Exception 14.853 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 30% of the gross floor area of all uses on the lot. [Section 8.2.1, Table 8-2 Note 2]	To permit the use of a Veterinary Clinic as part of a mixed-use development with a total amount of gross floor area of all uses subject to this provision to be 90.7 % of the gross floor area of all uses on the lot.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

Order No. 23-108142, Order to Comply for , Issue Date: Feb 28, 2023

Building Permit(s) Issued:

Building Permit No. 14-001080 for Multi-Use (Comm. Speculative) - New, Issue Date: Jul 24, 2014
 Building Permit No. 23-111624 for Eating Establishment - Alteration, Issue Date: (Not Yet Issued)

Other Comments:

Zoning By-law 01-2021	
1	None.

General Comments	
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.