

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Bill Kiru, Acting Director of Development Planning

**Date:** February 4, 2021

**Name of Owner:** 2538389 Ontario Inc.

**Location:** 1435 Centre Street

**File No.(s):** A130/20 - *Adjournment*

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**Proposed Variance(s):**

1. Proposed use as described in the application:  
Animal Shelter - means a building or part of a building used as a temporary home for the care and adoption of lost, abandoned or surrendered domesticated animals.
2. No landscaping strip (0.0 metres wide) is proposed abutting the lands zoned Residential.

**By-Law Requirement(s):**

1. The proposed use is not permitted within a C1 - Restricted Commercial Zone. [5.1.4, 5.2]
2. Where a Commercial Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 2.4m in width and inside the Commercial Zone and abutting its boundary shall be used for no purpose other than landscaping. [5.1.1 a)]

**Official Plan:**

The subject lands are designated "Low Density Residential" by Official Plan Amendment 210 ('OPA 210') and "Special Policy Area" by the in-effect Official Plan Amendment 672 ('OPA 672') and "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 Area Specific Policy, 12.9 Centre Street Corridor (currently under appeal).

**Comments:**

The Owner is requesting permission to operate a temporary animal shelter within a wholly enclosed building with the above noted variances.

In light of additional information provided by Vaughan Animal Services, the Development Planning Department is requesting adjournment to enable staff the necessary time to review this material.

**Recommendation:**

The Development Planning Department recommends adjournment of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

None

**Comments Prepared by:**

Roberto Simbana, Planner I  
Margaret Holyday, Senior Planner