



Report Committee of Adjustment

Filing Date: May 24, 2024

Hearing Date: July 16, 2024

File: A-2024-0189

**Owner/
Applicant:** 6380 VIPOND INC.

Address: 255 Biscayne Crescent

Ward: WARD 3

Contact: Ellis Lewis, Planner I

Recommendations:

That application A-2024-0189 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the motor vehicles sales use only be permitted in conjunction with and accessory to the principal manufacturing and assembly use;
 3. That no outside storage or any aspect of the sales use shall occur outside on the property at any time; and
 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

Existing Zoning:

The property is zoned 'Industrial Two (M2)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit motor vehicle sales (smart armoured vehicles for commercial and government entities) only in conjunction with the existing manufacturing use of smart armoured vehicles for commercial and government entities, whereas the By-law does not permit motor vehicle sales.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Industrial' in the Official Plan and 'General Employment 2' in the Highway 410 and Steeles Secondary Plan (Area 5). A range of ancillary uses can be supported within Official Plan designation that are considered 'Industrial'. High performance industrial uses such as research and development facilities are permitted within the Industrial designation. The 'General Employment 2' designation within the Highway 410 and Steeles Secondary Plan permits uses listed under the 'General Employment 1' designation, which include manufacturing, processing and servicing operations. Ancillary uses that serve the principal industrial use are also permitted. Brampton Plan 2023 designates the lands as 'Employment (Industrial)' which permits vehicle sales and service, which is consistent with the variance being requested. The requested variance is not considered to have significant impacts within the context of the Official Plan policies and is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

Variance 1 is requested to permit motor vehicle sales (smart armoured vehicles for commercial and government entities) only in conjunction with the existing manufacturing use of smart armoured vehicles for commercial and government entities, whereas the By-law does not permit motor vehicle sales. The property is zoned 'Industrial Two (M2)', a zone which does not specifically allow motor vehicles sales however, the zone does include motor vehicle repair as a permitted use, as well as a provision to allow accessory uses in the zone.

The applicant has informed City Staff that the facility which will be storing the vehicles will not be open to the general public or used as a showroom and therefore, a parking study was not required from the applicant. The site currently oversees the complete manufacturing cycle of armoured vehicles within the premises. Vehicles that are manufactured on site will be sold exclusively to commercial and government entities. The motor vehicle sales use is similar in nature to the other uses permitted under the zone but a condition of approval is recommended that the motor vehicle sales use only be allowed as an accessory use to the permitted motor vehicle manufacturing and assembly use. Subject to the recommended conditions of approval, Variance 1 maintains the general intent of the Zoning By-Law.

3. Desirable for the Appropriate Development of the Land

Variance 1 is requested to permit the motor vehicle sales establishment in concurrence with the existing manufacturing of smart armoured vehicles, whereas the by-law does not permit a motor vehicle sales establishment. Existing employment areas will continue to adapt to changing markets, redevelop and

intensify as there are shifts within the economy at a local level. The introduction of the sales component to the existing building will further ensure greater economic prosperity, sustainable intensification and a diversified economic base for the business. Given the global shift in the manufacturing base and increased complement of the service sector, the proposal aims to assist with long term economic models. A condition has been added to the report stating that the sale of vehicles will be permitted in conjunction with the manufacturing and assembly use. Subject to the recommended conditions of approval, Variance 1 is appropriate for the development of the land.

4. Minor in Nature

Staff are of the opinion that introducing the accessory use for limited motor vehicle sales related to vehicle manufacturing use can be permitted. As there will be no sales of vehicles to the general public or hosting of any showroom events, Staff are not concerned about the parking on site. Due to the industrial uses on properties that are within proximity to the subject land, concerns regarding the impacts to neighbouring properties are alleviated. Subject to the recommended conditions of approval, Variance 1 is considered minor in nature.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Planner I

Appendix A:

