

Filing Date: November 23, 2020

Hearing Date: January 5, 2021

File: A-2020-0139

**Owner/
Applicant:** 1347987 ONTARIO LIMITED

Address: 4 Edvac Drive

Ward: 8

Contact: Shelby Swinfield, Planner I, Development

Recommendations:

That application A-2020-0139 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
 2. 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 Four – Special Section 1548 (M4-1548)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit 40% of the gross floor area of the building to be used as a food processing facility whereas the by-law does not permit the proposed use.

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated "Industrial" in the Official Plan and "Industrial" in the Gore Industrial North Secondary Plan (Area 14). The requested variance is not considered to have significant implications within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Official Plan.

2. Conforms to the Intent of the Zoning By-law

The property is zoned "Industrial Four – Special Section 1548 (M4-1548)" according to By-law 270-2004, as amended. The intent of the by-law in regulating the uses on a property are to ensure that those uses are able to function together and that the property maintains a certain character. In the case of the subject variance, the proposed food processing use is intended to occupy 40% of the building, with the remaining floor area being used for permitted purposes. Given that the proposed use will be limited in floor area and ancillary to a permitted use, the addition of a food processing use is not anticipated to negatively impact the function of the property. Further, the proposed use is considered to be compatible with the permitted uses on the site and in the area. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The property is located within an established industrial area, and the variance proposes to use 40% of the building for an industrial use not permitted within the site specific property zoning. The proposed food processing use will contribute positively to employment within the City, and will remain ancillary to permitted uses on the property given that it is only planned to occupy 40% of the building. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The proposed variance requests to use 40% of the industrial building for an ancillary industrial use, related to the permitted industrial use in the remaining 60% of the building. This addition is not anticipated to alter the function of the property. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

Shelby Swinfield

Shelby Swinfield, Planner I, Development