

Filing Date: November 23, 2020

Hearing Date: January 5, 2021

File: A-2020-0138

**Owner/
Applicant:** CSPAC INDUSTRIAL ACE DR. GP INC.

Address: 100 Ace Drive

Ward: 9

Contact: Shelby Swinfield, Planner I, Development

Recommendations:

That application A-2020-0138 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 the applicant shall install screening between the storage area and the street, to the satisfaction of the Director of Development Services;
3. That the owner finalize site plan approval under City File SPA-2020-0078, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:

Existing Zoning:

The property is zoned "Industrial One – Special Section 2256 (M1-2256)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit outside storage of trucks and truck trailers in the interior side yard whereas the by-law only permits outside storage in the rear yard screened from

view from the street.

Current Situation:

1. Conforms to the Intent of the Official Plan

The subject property is designated "Industrial" in the Official Plan and "Prestige Industrial" in the Countryside Villages Secondary Plan (Area 48a). Within the Prestige Industrial designation, outdoor storage is not permitted to be in view of the street. A condition of approval is recommended that the applicant install a wood board fence to screen the storage from view, to the satisfaction of the Director of Development Services. Subject to the recommended condition 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 One – Special Section 2256 (M1-2256)" according to By-law 270-2004, as amended. The intent of the by-law is only permitting outdoor storage in the rear yard is to ensure that the storage will not be visible from the street. A condition of approval is recommended that the applicant install screening to hide the storage from the streetscape. 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 requested variance is intended to facilitate the storage of trailers for a proposed industrial operation on the property. The area in which the property is located is largely industrially designated and this expansion of the storage area is not anticipated to negatively impact the character of the area, provided that the applicant installs screening to protect the aesthetic of the streetscape. A condition of approval is recommended related to the applicant finalize their existing site plan application to ensure the City has the opportunity to review the proposed screening. 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 requested variance will permit additional storage in the interior side yard of the property to expand the usage of the property for its planned industrial purpose. Conditions of approval relating to screening the storage are recommended. 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