

Filing Date: December 22, 2020

Hearing Date: February 16, 2021

File: A-2020-0166

Owner/

Applicant: 2300 NORTH PARK DRIVE GP INC.

Address: 2300 North Park Drive

Ward: 8

Contact: Shelby Swinfield, Planner I

Recommendations:

That application A-2020-0166 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 Public Notice;
 2. That the maximum size of the vehicles stored within the area identified on the sketch attached to the Public notice shall be 6.8 metres (22.3 feet) in length;
 3. That no cleaning, maintenance or repairs of the fleet vehicles shall take place on the property; 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 – Special Section 897 (M2-897)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit outside storage of oversized motor vehicles (fleet vehicles) whereas the by-law does not permit outside storage other than outside storage of stock and custom mobile offices and buildings.

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated “Industrial” in the Official Plan and “Industrial” in the Bramalea North Industrial Secondary Plan (Area 13). Within the Bramalea North Industrial Secondary Plan, Policy 3.1.6 provides that “lands designated for General Industrial purposes may include uses that have outdoor storage areas. In instances where outdoor storage is provided, visual screening shall be required in the form of landscaping or fencing.”

In the case of the subject property, the proposed outdoor storage of fleet vehicles will be screened from the street by the building, and from the adjacent residential area by a landscaped berm. 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 Two – Special Section 897 (M2-897)” according to By-law 270-2004, as amended. The Zoning By-law defines Oversized Motor Vehicles as motor vehicle having a height greater than 2.6 metres or overall length greater than 6.7 metres of combination of both.

The requested variance is required to facilitate the parking of van style fleet vehicles, the height of which classify them as oversized vehicles. The vans proposed to be stored are 3.0 m (9.84 ft) in height.

The intent of the By-law in prohibiting outdoor storage in this zone category is to ensure that a certain aesthetic quality is maintained. The requested variance does not relate to the storage of goods or materials but rather to the overnight parking of the van style fleet vehicles that is proposed to be located entirely behind the industrial building.

Additionally, a condition of approval is recommended that the extent of the variances be limited to that shown on the sketch attached to the public notice to ensure the impacts of the outdoor storage are minimized and the outdoor storage of the vehicles is located behind the building.

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 variance proposes outdoor storage of van style fleet vehicles on portions of the subject property that will be screened visually from surrounding land uses by existing vegetation and constructed screening. Further, the oversized vehicles are only marginally within the limits of being considered oversized. A condition of approval is

recommended that the maximum size of the vehicles stored within the area identified on the sketch attached to the Public notice shall be 6.8 metres (22.3 feet) in length. This condition is to ensure the vehicles being stored are van style fleet vehicles and not large trucks or construction vehicles. A further condition is recommended that no cleaning, maintenance or repairs of the fleet vehicles shall take place on the property to ensure that the area is used purely for storage purposes.

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 vehicle storage will be van style fleet vehicles and will be screened by both the existing industrial building and a vegetative berm that separates the industrial area from an adjacent residential area. It is not anticipated that this outdoor storage will impact the character of the property given its location at the rear of the building. Subject to the recommended conditions of approval, the variance is considered to be minor in nature.

Respectfully Submitted,

Shelby Swinfield

Shelby Swinfield, Planner I