

**Filing Date:** May 5, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0109

**Owner/  
Applicant:** **225600 INVESTMENTS LIMITED**

**Address:** **Northeast Corner of Heart Lake Road and Countryside Drive, Part of Lot 16,  
Concession 3, E.H.S. Part 1 of 43R-33100, Parts 1-3, 5-9 of 43R-37070**

**Ward:** 2

**Contact:** François Hémon-Morneau, Planner I

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**Recommendations:**

That application A-2021-0109 is supportable, subject to the following conditions being imposed:

1. That the reduced lot widths shall be approved generally in accordance with the sketch attached to the Notice of Decision and for the sole purpose of facilitating the approval of a future exemption from part lot control that will have the effect of realigning property boundaries for development purposes to the satisfaction of the Director of Development Services;
  2. That the applicant submits \$1,100.00 review fee to TRCA as outlined in their letter dated May 27, 2021;
  3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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**Background:**

The subject property is located in the northeast corner of Heart Lake Road and Countryside Drive. The site has been Draft Approved to permit an industrial Plan of Subdivision proposing eight (8) employment blocks, two (2) internal roads, and blocks related to wetlands and stormwater management pond. The applicant is proposing four (4) variances required to create additional property lines following the registration of the Plan of Subdivision that will facilitate the creation of employment uses on the site. Future Part Lot Control Exemption applications will be submitted to facilitate the development. The new property lines result in select Blocks being created requiring variances related to lot widths. Any additional variance related to the future development will be sought following submission of Site Plan applications.

Existing Zoning:

The property is zoned 'Industrial (M1 – 2535, 2536 & 2537)', according to By-law 270-2004, as amended.

Requested Variances:

*The applicant is requesting the following variances:*

1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
2. To permit a lot width of 18.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
3. To permit a lot width of 13.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
4. To permit a lot width of 17.0 metres whereas the M1 - Section 2536 Zone requires a minimum lot width of 30.0 metres.

**Current Situation:**

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

The property is designated 'Industrial' in the Official Plan and 'Prestige Industrial', 'Wetland', and 'Stormwater Management Facility' in the Countryside Villages Secondary Plan (Area 48a). The requested variance is not in conflict with the policies of the Official Plan. The general intent and purpose of the Official Plan is maintained.

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

The property is zoned 'Industrial (M1 – 2535, 2536 & 2537)', according to By-law 270-2004, as amended.

Variance 1 is to permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres. Variance 2 is to permit a lot width of 18.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres. Variance 3 is to permit a lot width of 13.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres. Variance 4 is to permit a lot width of 17.0 metres whereas the M1 - Section 2536 Zone requires a minimum lot width of 30.0 metres. The intent of the By-law in requiring a minimum lot width is to ensure that a certain character is maintained for the property and that the lot is of sufficient width to accommodate the various uses of the zone, including employment uses.

In this case, the applicant will submit a Part Lot Control Exemption application following registration of the Plan of Subdivision to create new property lines that will accommodate future larger buildings than was previously anticipated when the Draft Plan of Subdivision was approved. These future buildings will be located to align with the newly created property lines. The proposed lot width reductions apply to the portions of the lands which front onto the western and southern limits of the new municipal road known as "Newkrik Circle". Subject to the recommended conditions of approval,

the requested variances are not considered to negatively impact the character of the property or limit access to those future employment blocks. Since these variances are being sought to allow the development of employment uses on the property, Variances 1, 2, 3, and 4 are considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variances are requested to facilitate the development of a future employment complex as contemplated in the Official Plan, Secondary Plan, and permitted in the Zoning By-law. The variances are not anticipated to negatively impact the character and functionality of the area and will not affect the future streetscape. The creation of new property lines will require the review of a formal Part Lot Control application. Staff will require that the newly created property lines proposed through the part lot control process to be generally in accordance with the sketch attached to the public notice. In addition, the development will be subject to a future Site Plan application, which will be reviewed to ensure that the development proposal is appropriate. Variances 1, 2, 3, and 4 are considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The variances to reduce the lot width are required to reconfigure lot lines following the registration of the Plan of Subdivision for this property. The reduction in the lot widths would still allow for the lands to be developed for the intended employment uses. As a result, the extent of all variances can be considered to be minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

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