



Report Committee of Adjustment

Filing Date: June 11, 2021
Hearing Date: July 13, 2021

File: A-2021-0138

**Owner/
Applicant:** 2437859 ONTARIO INC

Address: 0 Sun Pac Boulevard

Ward: WARD 8

Contact: Alex Sepe, Planner I

Recommendations:

That application A-2021-0138 is not supportable.

Background:

Existing Zoning:

The property is zoned 'Service Commercial (SC-1643)', *according to By-law 270-2004, as amended.*

Requested Variance:

The applicant is requesting the following variance:

1. To permit outside storage (truck trailer parking) not in conjunction with a business located within a building on the same lot whereas the by-law requires outside storage to be associated with a business located within a building on the same lot.

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated 'Business Corridor' in the Official Plan and 'Highway & Service Commercial' in the Airport Road/ Highway 7 Business Centre Secondary Plan (Area 37). The City of Brampton Official Plan section 4.4.1 states that the Business Corridor designation permits a broad range of employment and employment-related uses. The Business Corridor designation prohibits retail and industrial uses that involve outdoor storage. Section 4.4.1 also requires a superior level of urban design to maintain the business image of the Business Corridor and further restricts open

storage and truck trailer parking away from entrances. The Business Corridor designation is intended to function as an employment area, truck trailer parking is not an employment use. Section 4.4.1.7 of the Brampton Official Plan requires an Official Plan Amendment and Secondary Plan Amendment to permit a non-employment use on lands designated Business Corridor.

The Airport Road/Highway 7 Business Centre Secondary Plan sub-designates the subject property as 'Highway and Service Commercial' which is intended to be used for retail and service establishments, truck trailer parking is not a permitted use within the Highway and Service Commercial designation (3.6.2). Furthermore, section 3.6.3 (ii) requires a high degree of visual amenity to be achieved with regard to siting, massing and conceptual design of buildings, the storage of truck trailer parking will not achieve a high level of visual amenity design. The requested variance to permit the outside storage (truck trailer parking) not in conjunction with a business located on the same lot does not conform to the Official Plan and Secondary Plan.

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

The property is zoned 'Service Commercial (SC-1643)', *according to By-law 270-2004, as amended*. The proposed variance seeks to permit outside storage (truck trailer parking) not in conjunction with a business located on the same lot. The Service Commercial (SC-1643) zoning designation shall only be used for the following purposes; a building supplies outlet within an enclosed building, a garden centre sales establishment within an enclosed building, retail warehouse, furniture and appliance store, a service station, a motor vehicle repair shop, a dining room restaurant, a convenience restaurant and a takeout restaurant, personal service shop, an office, a bank, trust company and finance company, a retail establishment, a hotel/motel and a purpose accessory to other permitted purposes. The permitted uses listed in the Service Commercial (SC-1643) designation are meant to serve the surrounding area whereas, the outdoor storage of truck trailers is not a commercial use and does not conform to the intent of the Service Commercial (SC-1643) Zoning By-law.


3. Desirable for the Appropriate Development of the Land

The variance proposes the outside storage for truck trailer parking not in conjunction with a business located on the same lot. In November 2020, the Region of Peel released a draft schedule for Major Transit Station Areas (MTSA), a long range planning objective that is intended for proposed MTSA's. The subject property is located within a proposed 800 metre planned MTSA radius. 'A Place to Grow' (2020) section 2.2.4, requires Major Transit Station Areas to provide a diverse mix of uses to support existing and planned transit service levels. MTSA's are intended to be developed as high density, mixed-use, transit supportive neighborhoods that provide access to local amenities, jobs, housing and recreation opportunities. Moreover, the subject property directly abuts Queen Street East, as per "Living the Mosaic: Brampton 2040 Vision", Queen Street East will be redeveloped into the 'Queens Boulevard' which is envisioned as a narrow corridor of higher density and scale with mixed uses and commercial uses at grade. Given the long range planning objectives of the subject parcel and surrounding area, the requested variance is not considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The Brampton Official Plan prohibits outdoor storage on lands designated Business Corridor. In addition, lands designated Business Corridor are intended to be used for an employment use, the storage of truck trailer parking is not an employment use. The Service Commercial (SC-1643) requires outdoor storage to be associated with a business located within a building on the same lot, the proposal is not permitted by the zoning by-law. The proposed variance is not considered minor in nature.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Alex Sepe', is written above a horizontal line.

Alex Sepe, Planner 1, Development