

Filing Date: 01-Sep-2020
Hearing Date: 29-Sep-2020

File: A-2020-0079

**Owner/
Applicant:** Crestpoint Real Estate (Financial Drive) Inc.
Address: 7525 FINANCIAL DR, BRAMPTON, ON L6Y5P4

Ward: WARD 6

Contact: Shelby Swinfield, Planner I, Development

Recommendations:

That application A-2020-0079 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 no outside storage, other than the storage of oversized motor vehicles within the area identified on the sketch attached to the Public Notice, shall be permitted on the property;
3. That the applicant submit a limited Site Plan within sixty (60) days of the final date of the Committee's decision, and that the use shall not be implemented until Site Plan Approval is granted; and
4. The 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 Four – 2757 (M4-2757)" 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 (trucks and trailers) whereas the by-law does not permit outside storage.

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated “Industrial” in the Official Plan and “Prestige Industrial” in the Bram West Secondary Plan (Area 40c).

Within the Bram West Secondary Plan (Area 40c) section 3.5.19 outlines principles in which lands within the Prestige Industrial designation should be based on. Principles include:

2. Limited accessory outside storage areas shall not directly abut arterial class roads and lands designated for Office Centre uses, and shall be appropriately set back and screened in accordance with the requirements of the implementing zoning by-law.
3. The visual impact of automobile and truck parking, service and delivery areas shall not be intrusive, and shall be minimized consistent with the landscape and screen measure contained within the approved urban design guidelines for these lands.

The requested variance is intended to facilitate the temporary parking of trucks with trailers as they wait to be loaded and unloaded during business hours. The applicant proposes to install additional screening on the property to further screen the temporary storage area from the main road. A condition of approval is recommended that a limited Site Plan application be submitted and approved prior to the use being established to ensure that appropriate screening is installed. 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 – 2757 (M4-2757)”, according to By-law 270-2004, as amended. The requested variance is to permit outside storage of oversized motor vehicles (trucks and trailers) whereas the by-law does not permit outside storage.

The intent of the By-law in prohibiting outdoor storage in this zone category is to ensure that a certain aesthetic quality is maintained given the prestige nature of the area, and to dissuade industrial users from locating that require mass amounts of raw material or goods storage outdoors.

The requested variance does not relate to the storage of goods or materials but rather to the temporary parking of trucks with trailers that are waiting to engage in loading or

unloading. Screening is provided between the proposed storage area and the adjacent property and the applicant proposes to install further screening to hide the view of the storage area from the main road. 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. 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 daily business operations of the industrial tenant on the subject property by allowing temporary storage of trucks and trailers as they wait to engage in loading or unloading. This storage area will be screened from both the adjacent properties and roadway. A condition of approval is recommended that no outside storage, other than the storage of oversized motor vehicles within the area identified on the sketch attached to the Public Notice, shall be permitted on the property. 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 outside storage of oversized motor vehicles as they wait to be engaged in loading or unloading will assist with existing industrial use property and it is not anticipated to negatively impact the adjacent properties. 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